



Mixed Use
 Status: **NEW**
 Area: **511**
 Address: **100 E 1st St Unit 1, Big Rock, IL 60511**
 Directions: **Route #30, S on Rhodes one block.**
 Sold by: Mkt. Time (Lst./Tot.): **1/1**
 Closed Date: Contract:
 Off Mkt Date: Concessions:
 Township: **Big Rock** Unincorporated:
 Year Built: **1967** Built Before 78: **Yes**
 Zoning Type: **Commercial** PIN #: **1322101004**
 Actual Zoning: **B3** County: **Kane**
 Subtype: **Ofc/Store**
 Lot Dimensions: **.20 acre**
 Land Sq Ft: **11325** Apx. Total SF: **1896**
 Mobility Score: - **?**
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**

MLS #: **12629237**
 List Date: **04/24/2026**
 List Dt Rec: **04/24/2026**
 Rented Price:
 Lease Price SF/Y: **\$14.75**
 Mthly. Rnt. Price: **\$1,200**
 Ann. Passthru. \$/SF:
 # of Stories: **1**
 Multiple PINs: **No**
 Owners Assoc: **No**
 Lease Type:
 Lease Terms:
 Estimated Cam/Sf:
 Est Tax per SF/Y:
 Financing:

Remarks: **FOR LEASE! Now's the time to check out this outstanding commercial space for lease in an EXCELLENT LOCATION, just 1 block off Route #30 and easy access to major highways and Aurora Municipal Airport. You'll be proud to operate your business in this beautifully maintained and updated space while you take advantage of the great exposure, adjacent to the Big Rock Post Office. Presenting an open floor plan with over 900 SF, this space is perfect for a wide variety of businesses, including offices, medical/dental, wellness center, gift store, service business, retail; and the sink and plumbing provide a convenient set-up for a beauty salon or barber shop! The possibilities are endless! Comfortable layout includes a tiled foyer/entryway, storage with generous shelving, utility room, private restroom and carpeted main space with 3 separate LED lighting zones. New doors and windows, updated restroom, impeccably clean, and neutral paint make this property ready to move into and conduct business on Day #1. Landlord provides lawn care, snow removal, water, sewer, water softener/salt. Tenant pays electric, gas, trash. You owe it to yourself to check this one out so Seize the Day!**

Total # Units: 2	Total # Tenants:	Total # Apartments: 0	Total # Offices: 2	Total # Stores: 2
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt: 645	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt: 330

Approx Age: Older	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays: Air Conditioning, Electric, Heat, Trash
Current Use:	Misc. Outside:	Collection
Potential Use:	# Parking Spaces: 10	Equipment: Water-Softener Owned
Client Needs:	Indoor Parking:	HERS Index Score:
Client Will:	Outdoor Parking:	Green Disc:
Known Encumbrances:	Parking Ratio:	Green Rating Source:
Location: Airport/Runway Nearby	Misc. Inside: Air Conditioning, Private Restroom/s, Storage Inside	Green Feats:
Geographic Locale: Far West	Floor Finish: Carpet, Tile	Backup Info:
Construction:	Air Conditioning: Central Air	Sale Terms:
Exterior: Brick	Electricity: Other/Unknown	Possession:
Foundation:	Heat/Ventilation: Forced Air, Gas	
	Fire Protection: Other	

Gross Rental Income: \$0	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses:	Total Annual Income: \$0	Water Expense (\$/src): \$0/
Annual Net Operating Income:	Tax Year: 2024	Scavenger Expense (\$/src): \$0/
Total Monthly Income: \$0	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes: \$5,758.20	Cap Rate:	Other Expense (\$/src): \$0/

Broker Private Remarks:

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: Combination Box (Located at Front)
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	

Does seller agree to display online / Comments on IDX? : **Yes / No**

Information: **Short Notice OK**
 Showing Inst: **Please schedule showings thru Showing Time.**
 Broker: **Willow Real Estate, Inc (93571) / (800) 895-3955**
 List Broker: **Jayne Menne (930255) / (815) 739-2499 / JayneMenne@gmail.com**
 CoList Broker: More Agent Contact Info: **FAX: 815.366.3434**

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