



Retail/Stores

Status: **NEW**
 Area: **488**
 Address: **335 S Broadway St , Coal City, IL 60416**
 Directions: **3 blocks south of Rt 113/Division St, on east side of Broadway St.**
 Sold by: Mkt. Time (Lst./Tot.): **1/1**
 Closed Date: Contract:
 Off Mkt Date: Concessions:
 Township: **Braceville** Unincorporated: **Yes**
 Subdivision:
 Zoning Type: **Commercial** Year Built: **1900**
 Actual Zoning: **C-3** Relist:
 Subtype: **Free Standing Store** List Price Per SF: **\$86.67**
 Sold Price Per SF: **\$0**
 Lot Dimensions: **41 X 150** Lot Size Source:
 Apx. Tot. Bldg SF: **2250** # Stories: **1**
 Land Sq Ft: **6150** Gross Rentbl. Area:
 Net Rentable Area: # Tenants:
 Estimated Cam/SF:
 Mobility Score: - **?**

List Price: **\$195,000**
 Orig List Price: **\$195,000**
 Sold Price:
 Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 Ann. Passthru. \$/SF:
 County: **Grundy**
 PIN #: **0902151005**
 Multiple PINs: **No**
 Min Rentbl. SF: **0**
 Max Rentbl. SF: **0**
 # Units: **1**
 Unit SF: **2250**
 Lease Type:
 Est Tax per SF/Y:

Remarks: **Excellent location for your business in downtown Coal City business district. Over 2,200 square feet total building space, located on a parcel that includes vacant 20 feet to the south of the building can be used for additional parking, driveway, or even buildable if desired. Remodeled inside and out, newer roof, exterior wood siding recently repainted and awning recently renovated. Inside recently re-decorated including bathroom, small kitchenette, huge back storage room. 3 private offices currently. Newer gas furnace and central air. Excellent "main street" location!**

Frontage Acc: City Street	Construction: Wood Frame	Air Conditioning: Central Air
Current Use: Commercial	Exterior: Cedar	Electricity: Circuit Breakers
Known Encumbrances:	Foundation: Pillars, Slab	Heat/Ventilation: Central Bldg Heat, Forced Air, Gas
Location: Central Business District	Roof Structure: Truss	Fire Protection: None
# Drive in Doors: 0	Roof Coverings: Shingle Composition	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal
Ceiling Height:	# Parking Spaces:	Tenant Pays:
	Indoor Parking:	HERS Index Score:
	Outdoor Parking: Parking On-Site, Parking-Street	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available:	Green Feats:
	Misc. Inside: Air Conditioning, Common Meeting Room(s), Employee Kitchen, Public Restroom(s)	Backup Info:
	Floor Finish: Carpet, Vinyl	Sale Terms:
		Possession: Closing

Financial Information

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: \$0	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: \$2,779.40	Net Operating Income Year:	Cap Rate:
Tax Year: 2024	Total Annual Expenses:	Expense Year:
Special Assessments: No	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: Not Applicable	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

Broker Private Remarks:

Does seller agree to display on VOW?: No	Remarks on Internet?: No	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Address on Internet: No	
Does seller agree to display online / Comments on IDX? : No / No	Call for Rent Roll Info:	Expiration Date: 05/14/2027
Information: None	Cont. to Show?:	
Showing Inst: Call/text LA		
Broker: Marquette Properties, Inc (79948) / (815) 941-0207		
List Broker: Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net		
CoList Broker:		More Agent Contact Info:

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