



Mixed Use
 Status: NEW
 Area: 10
 Address: 126 W Main St , Barrington, IL 60010
 Directions: From the corner of Hough Street/Barrington Road/Rt. 59 and Main Street/Lake Cook Road, go west to 126 W. Main Street. This property is located adjacent to the Jewel Store in Downtown Barrington.

MLS #: 10977806
 List Date: 01/23/2021
 List Dt Rec: 01/23/2021
 Mkt. Time (Lst./Tot.): 1/1
 Contract:
 Concessions:
 Unincorporated: No
 Built Before 78: Yes
 PIN #: 13363170580000
 County: Lake

List Price: \$750,000
 Orig List Price: \$750,000
 Sold Price:

Rented Price:
 Lease Price SF/Y: \$0
 Mthly. Rnt. Price: \$0
 CTGF:
 # of Stories: 1
 Multiple PINs: No
 Owners Assoc: No
 Lease Type:
 Lease Terms:
 Estimated Cam/SF:
 Est Tax per SF/Y:

Subtype: Ofc/Store
 Lot Dimensions: 68X132
 Land Sq Ft: 9583
 List Price Per SF: \$207.01

Apx. Total SF: 3623
 Sold Price Per SF: \$0

Remarks: Location, Location, Location! This building has great visibility in the Heart of Downtown Barrington, adjacent to Jewel and across from Egg Harbor. And, there's excellent parking. Built in 1962 with 4 separate units, a total of 3623 sq. ft. The units are occupied at present by Amazing Gracie's, The Eye Works, Artis Nails and SPA, Naomi Sushi Express. Amazing Gracie's and Sushi Express have leases expiring in November 2023.

Total # Units: 4	Total # Tenants: 4	Total # Apartments: 0	Total # Offices: 0	Total # Stores: 4
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: 36-50 Years	Roof Structure:	Water Drainage:
Type Ownership: General Partnership	Roof Coverings:	Utilities To Site:
Frontage/Access: City Street	Docks/Delivery:	Tenant Pays: Varies by Tenant
Current Use: Commercial	Misc. Outside:	Equipment:
Potential Use: Retail	# Parking Spaces: 8	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside:	Backup Info:
Geographic Locale: Northwest Suburban	Floor Finish:	Sale Terms:
Construction:	Air Conditioning: Central Air, Window Unit/s	Possession:
Exterior: Brick	Electricity: Circuit Breakers	
Foundation:	Heat/Ventilation: Forced Air, Gas, Hot Water	
	Fire Protection: Alarm Monitored	

Gross Rental Income: \$40,300	Expense Source: Owner Projection	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 18.6	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses: \$34,086	Total Annual Income: \$40,300	Water Expense (\$/src): \$0/
Annual Net Operating Income:	Tax Year: 2019	Scavenger Expense (\$/src): \$609/Owner Projection
Total Monthly Income: \$3,360	Expense Year: 2020	Insurance Expense (\$/src): \$4,070/Owner Projection
Real Estate Taxes: \$17,077	Cap Rate:	Other Expense (\$/src): \$11,987/Owner Projection

Broker Private Remarks: The Sellers have been very kind to their tenants during 2020 knowing that their businesses have been affected by the Covid19 Pandemic. They have adjusted rents to help out their tenants. The rental income for 2020 indicates the actual rent received during 2020.

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: AS A PERCENTAGE OF THE NET SALE PRICE, THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT.	Other Compensation:	Call for Rent Roll Info:

Information: 24-Hr Notice Required
 Showing Inst: Please call listing agent, Mary Williams, 847-309-0949, for a showing appointment. 24 hour notice is required. These are places of business and some are keeping Covid19 hours. Showings will be during business hours.

Cont. to Show?:
 Expiration Date: 07/11/2021

Broker: RE/MAX of Barrington (6018) / (847) 381-8800
 List Broker: Mary Williams, GRI,SFR (60705) / (847) 309-0949 / MaryWW@remax.net
 CoList Broker:

More Agent Contact Info:

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