



**Land**  
 Status: **NEW**  
 Area: **1301**  
 Address: **343 N 30th Rd , Lasalle, Illinois 61301**  
 Directions: **Hwy I-80 to IL Rte 351 South to Civic Rd West to Site**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **967X750X80X197X280X388X230X823**  
 Ownership: **Fee Simple**  
 Corp Limits: **Lasalle**  
 Coordinates: **N: S: E: W:**  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **08050946**  
 List Date: **04/24/2012**  
 List Dt Rec: **04/25/2012**

List Price: **\$1,222,850**  
 Orig List Price: **\$1,222,850**  
 Sold Price:

Rental Price: **\$0**  
 Rental Unit:  
 List Mkt Time: **2**  
 Points:  
 Contingency:  
 County: **La Salle**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **24.457 Acre commercial parcel with relatively flat contour. Located in LaSalle TIF District and EPZ. Acreage is not divided into separate lots. Listing price represents the sale price for the total acreage. If divided, each lot will cost more than the per acre listing amount depending on the lot size.**

**School Data**

Elementary: **(175)**  
 Junior High: **(175)**  
 High School: **(120)**  
 Other:

**Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

**Tax**

Amount: **\$3,097.68**  
 PIN: **1134316000 (Map)**  
 Mult PINs: **No**  
 Tax Year: **2010**  
 Tax Exmps: **Other**

**Miscellaneous**

Waterfront: **No**  
 Acreage: **24.45**  
 Appx Land SF:  
 Front Footage: **967.7**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Commercial**  
 Actual Zoning: **B-3**

Lot Size: **10.0-24.99 Acres**

Lot Desc:  
 Land Desc: **Level**  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Agricultural/Land Only**  
 Potential Use: **Commercial, Industrial/Mfg, Office and Research, Retail**  
 Location:  
 Known Liens:  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **City Street, County Road, Interstate, Public Road, Signal Intersection, State Road, US Highway**  
 Road Surface: **Asphalt**  
 Rail Availability:  
 Tenant Pays:  
 Min Req/SF (1):  
 Min Req/SF (2):  
 Other Min Req SF:  
 Lease Type:  
 Loans:  
 Equity:

Type of House:  
 Style of House:  
 Basement Details:  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**  
 General Info: **None**  
 Backup Package: **Yes**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:  
**Walk Score®: 17 - Car-Dependent**

Agent Remarks: **Acreage is not divided into separate lots. Listing price represents the sale price for the total acreage. If divided, each lot will cost more than the per acre listing amount depending on the lot size.**

Internet Listing: **All**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **3% (on Gross SP)**  
 Showing Inst: **Please call listing office 815-223-3875**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **None**

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**

Owner: **SRIC**  
 Broker: **Janko Realty & Development (82025)**  
 List Agent: **Mark Janko, CCIM,SIOR (820137)**  
 Co-lister:

Ph #:  
 Ph #: **(815) 223-3875**  
 Ph #: **(815) 223-3875**  
 Ph #:

Expiration Date:  
 Agent Owned/Interest: **Yes**  
 Team:  
 Email: **mjanko@jankorealty.com**  
 More Agent Contact Info:

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MLS #: 08050946

Prepared By: Mark Janko, CCIM,SIOR | Janko Realty & Development | 04/25/2012 09:30 AM