

## 4,500 SF Commercial Building

1301 Jamie Ln, Waterloo, Illinois 62298  
Monroe County

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### Property Description

#### Commercial Building

4,500 SF ADA Compliant Office/Retail Building. Single Story Building located 1 block off IL Route 3 in Waterloo, Illinois.

Large Open Floor Plan, previously utilized as a Fitness Studio and Office.

**Lease Rate: \$12.50 per SF, NNN**

**Also for Sale: \$480,000**

### Basic Details

Listing No:	2404
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Freestanding
Building Size (Sqft):	4,500 Sqft.
Lot Size (Acres):	0.68 Acre(s)
Total Sqft Available:	4,500 Sqft.
Lease Rate:	\$12.50 Per Sqft
Lease Type:	NNN

### Square Foot Information

Building Total Sqft:	4,500 Sqft.
Direct Lease:	4,500 Sqft.
Office:	4,500 Sqft.
Retail:	4,500 Sqft.
Min Divisible Sqft:	2,250 Sqft.
Max Contiguous Sqft:	4,500 Sqft.

## Property Information

Parcel No:	07-13-101-013-000
Zoning:	B-2
Zoning By:	City of Waterloo
Prior Use:	Call Center / Fitness Studio
Parking:	40
Parking Surface Type:	Asphalt
Property Tax:	\$9,181
Tax Year:	2019

## Structural Data

Year Built:	2001
Class:	C
Clearance Min:	8 ft
Clearance Max:	9 ft
Floors:	1

## Land Measurements

Acres:	0.68 Acre(s)
Frontage:	147 ft
Depth:	225 ft

## Transportation

Interstate:	I-255
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