

**1050 W JEFFERSON  
MORTON  
\$0**



MLS # **7024551**  
 Class **OFFICE PROPERTY**  
 Type **Office Property**  
 Area **Morton, Tremont, Groveland**  
 Status **ACTIVE**

SALE/LEASE INCLUDES	<b>Building</b>
LOCATION	<b>Industrial Area, Suburban</b>
FRONTAGE /ACCESS	<b>Paved 2Lane, Inside Lot, City Street</b>
HEATING	<b>Forced Air, Gas</b>
COOLING	<b>Central, Office Only</b>
WALL CONSTRUCTION	<b>Frame, Masonry, Steel/ST Frame</b>
FLOOR CONSTRUCTION	<b>Carpeted</b>
ROOF CONSTRUCTION	<b>Comp Shingle, Metal, Sloped</b>
EXTERIOR FINISH	<b>Stucco, Steel</b>
TERMS/LEASE SEWER	<b>3 Years, 4 Years, 5 Years City Sewer</b>
OWNER PAYS	<b>Real Estate Taxes, Insurance, Common Area, Common Area Maint, Snow /Lawn, Structural Maintenance, Gas, Electric, Heating, Cooling, Water /Sewer</b>
TENANT PAYS	<b>Janitorial, Trash, Gas, Electric, Heating, Cooling, Water/Sewer</b>
OWNERSHIP	<b>Trust</b>
AVAIL AT LISTING	<b>Traffic Counts, Spec Easement</b>
OFFICE INSULATION	<b>Roof, Side Walls</b>
BUILDING DESCRIPTION	<b>Multi-Tenant, 1 Story, 2 Story</b>
TAX INCENTIVE POSSIBLE	<b>In City Limit</b>
FINANCING	<b>Cash Convention, At Closing</b>



**Tim Johnson**  
**Traders Realty Corp.**  
 Cell: (309) 321-0034  
 Main Line: (309) 686-5000  
 721 W Lake  
 Peoria IL 61614  
 TJohnson@HomewardGroup.com  
 www.HomewardGroup.com

