

GREAT SPACE, GREAT LOCATION, EARNING INCOME!

110 W SALE, DOWNTOWN TUSCOLA

Vintage lighting, brick sidewalks, Festival Plaza, and many renovated facades reflect the City's support for downtown, and a number of successful businesses have benefited. Qualified purchasers of this property should benefit from lower cost TIF financing.



Income producing areas - retail Not only is the property well-located, it is ideally set-up for various retail possibilities. Lighted display alcoves line both sides of the first floor selling space (approx. 22' x 110'), and the balcony (approx. 22' x 40'). At the back of first floor, there is stock and office space and a powder room.

With the exception of a couple transitional months, the first floor and the balcony have been in constant use from 1993 to February, 2011. The first floor and balcony has been a gift shop and a consignment shop offering antiques and collectibles.

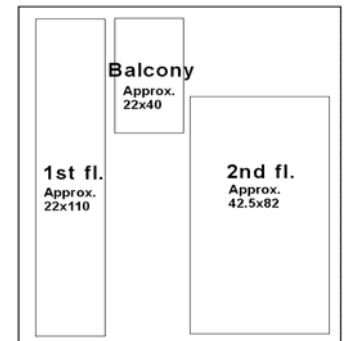
Additional income producing areas The second floor is approximately 82' deep and extends 42.5' across the first floor of 110 W. Sale and 108 W. Sale, as indicated on the photo above. The first floor of 108 W. Sale is presently owned by investors who lease to the Illinois Department of Children and Family Services.

Second floor apartment Except for a brief period of renovation, this apartment has been rented, with little turnover, all of the seventeen years that the sellers have owned the building. It is over 1500 sq. ft. and includes 3 bedrooms, 1½ baths, a laundry area, foyer, and two colossal rooms (25' x 17' and 25' x 21' with 13' ceilings) that include a kitchen. There are hardwood floors and original tin ceilings, and the kitchen and main bath are both recently remodeled. It has been rented for \$500 a month, with a month to month lease. (It is presently rented to a family friend on a month to month lease at a lesser rate.) The tenant pays his own electric and gas utilities, and water for the entire property.

Second floor ballroom Let your imagination go to work! The property, which was built as the Tuscola Odd Fellows hall, includes a 50' x 35' ballroom with a high ceiling, and hardwood floors under the carpet. It has been used as a classroom rental, as a clearance sale annex, as a church, and as storage. It already has a mini-kitchen, and it would not be difficult to convert to a second apartment.

Second floor access Second floor is reached from the balcony, or from a door that opens to Sale Street between 108 and 106 W. Sale. That door and stairwell only access the apartment, and are specified in the deed to this property as an easement from 108 W. Sale. A similar easement is specified for stairs to the basement at the back of the building.

These details are supported by deeds and have not, to this seller's knowledge, caused problems.



Building exterior The sellers have taken care to maintain their investment. The front facade has extensive newer brick and tuckpointing. Second story windows on the front have been replaced with thermal tinted windows. There is a separate door and stairway to the second floor. The awning remains with the building. There is a newer door at the back of the building, and access to the crawl space. (The City Hall parking lot is directly across the alley, and retail owners and employees are encouraged to park there.)

The membrane roof was installed by Cain Roofing in Savoy. (The signs of leaks in the ballroom and apartment predate the new roof. Since the roof was installed, there has been no further problem.)

Heating and cooling First floor, from the balcony forward, has forced air natural gas heat provided by a furnace installed in 1999, located on second floor. The condenser for the central air to the area is located on the main roof.

A second forced air natural gas unit is located on the balcony and serves the balcony and the stock/office area on first floor under the balcony. This unit also includes central air, and the condenser is located on the lower roof at the back of the building.

The furnace for the apartment is located in the apartment. The apartment is cooled by window units.

There is a gas furnace at the ceiling in the ballroom, but the sellers do not believe it should be used. A large window air conditioner cools the ballroom.



From top: 1) a sample of the 15 display alcoves on 1st floor
2) the balcony, which also has display alcoves
Below left: 1st floor, looking toward the front of the store



Electrical and plumbing All wiring has been updated to code. A breaker box located at the back of 1st floor serves 1st floor and the balcony. A second meter supplies the breakers that serve the ballroom and the apartment.

All 2nd floor plumbing, which includes 1½ baths and the kitchen in the apartment plus a mini-kitchen area in the ballroom, was completely redone in 1995, from the meter in, and out to the City sewer. There is a powder room on 1st floor. There is one water meter for the property.

*All information believed accurate
but not guaranteed*