

# INVESTMENT OPPORTUNITY

506 S STATE ST, BELVIDERE, IL 61008

## PROPERTY FEATURES



### PROPERTY SPECIFICATIONS

**OFFERING:** Investment Sale - Mixed Use  
100% Leased

**TENANTS:** Niko's Cabin - First Floor  
(\*Business not included in sale)  
Residential Tenant - Second Floor

**PRICING:** \$299,000

**CAP RATE:** 9.64%

**NOI:** \$28,839

**BUILDING:** 2,200 SF

**ZONING:** CB (Central Business) - City of Belvidere

**UTILITIES:** Municipal Water & Sanitary

**PARKING:** Street Parking

**LOCATION:** I-90 - 3.7 Mi | US-20 - 1 Mile

**TAXES:** \$2,228.68 | 2022

Belvidere	1-Mile	3-Miles	5-Miles
2023 Total Population	12,412	25,707	32,423
2023 Total Households	4,396	8,920	11,287
Median HH Income	\$46,578	\$54,162	\$62,376
Average (Mean) HH Income	\$58,908	\$67,079	\$79,343

Offered By:  
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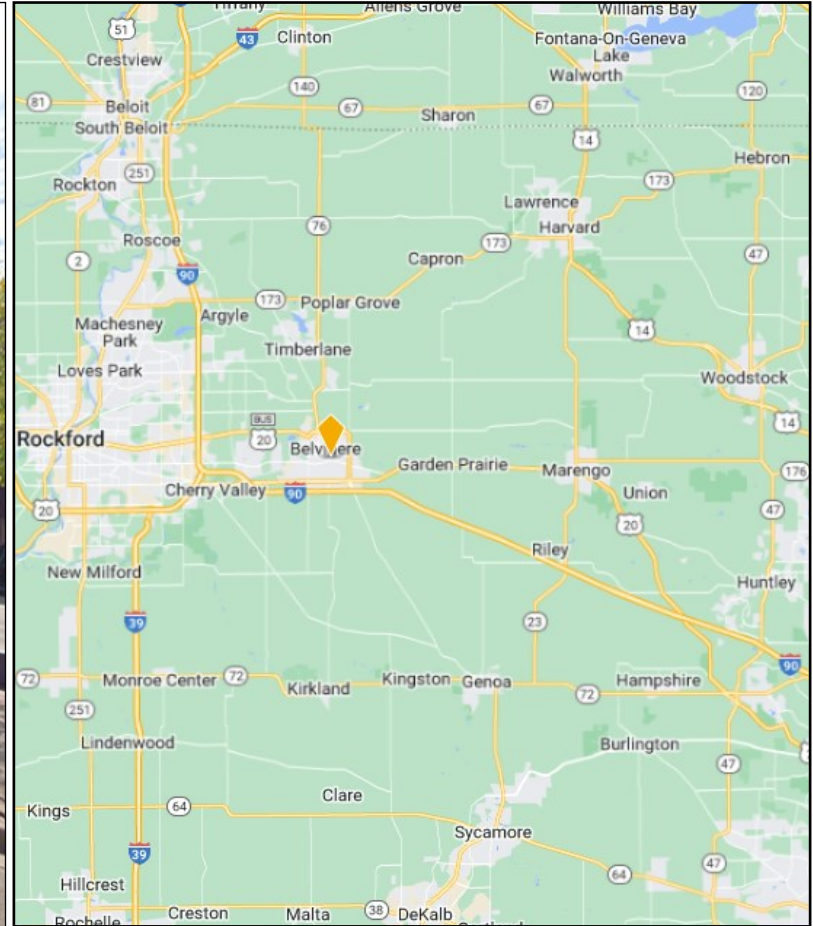
Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014  
www.bluechipcommercialre.com



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*STREET VIEW*



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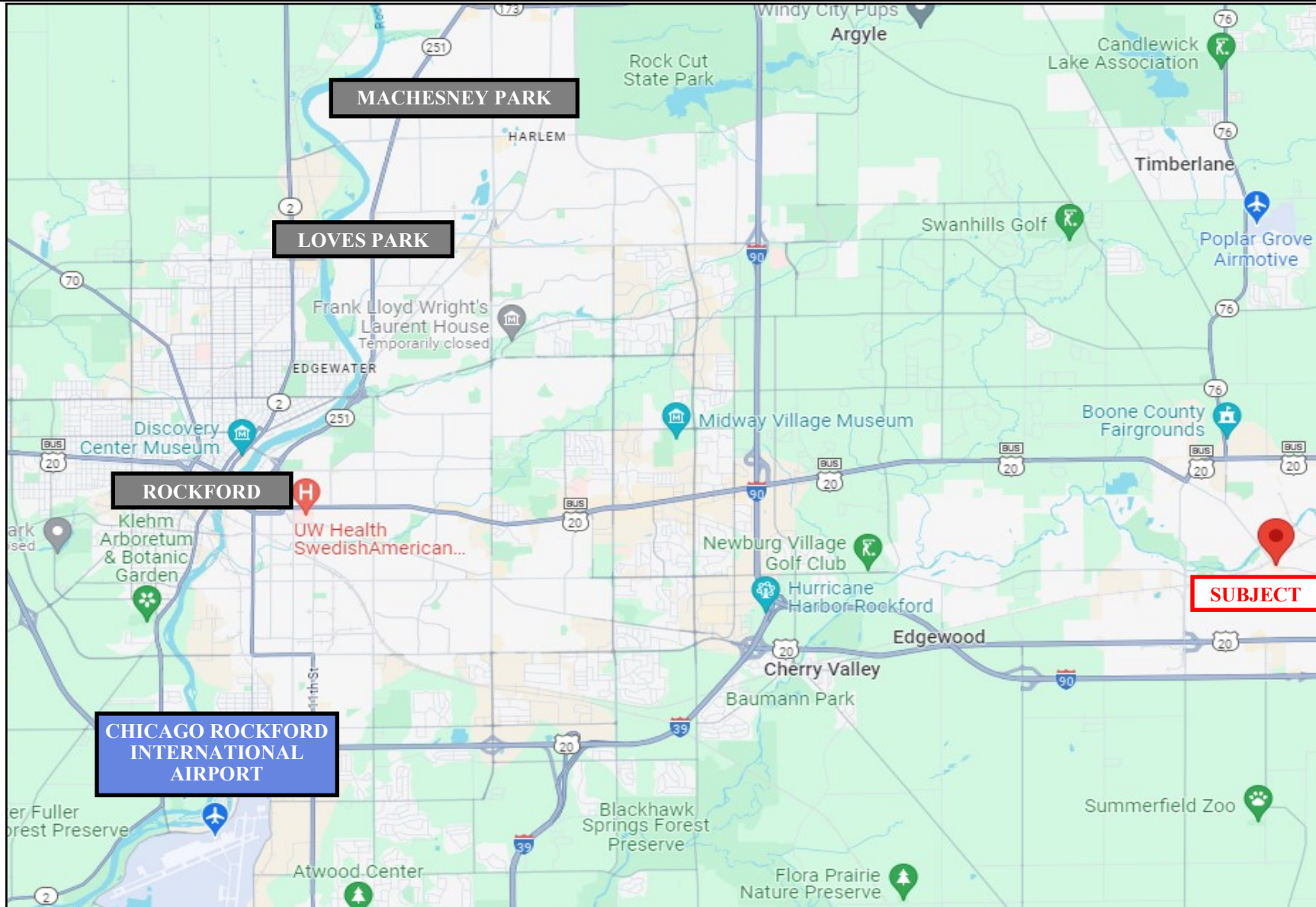




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## STREET MAP



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.