



**MLS #:** EB446907    **St:** Sold    **Cat:** Commercial    **LP:** \$0  
**County:** Jefferson    **Type:** Office    **Virtually Stage Y/N:**  
**Addr:** 4202 WILLIAMSON Place    **Unit #:** Suite 1  
**City:** Mt Vernon    **IL**    **Zip Code:** 62864  
**Legal:**

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**Tot Bldg SqFt:** 5,000    **Sale:** No    **Lease:** Yes  
**Office SqFt:**    **Lease \$/Mo:** \$1,875    **Lease Type:** Gross  
**Avail SqFt:** 2,000    **Lease \$/SqFt:**    **Lease Renewal**  
**Warehse SqFt:**    **Stories:**    **Lease \$/SqFt Ann**  
**CAM \$/SqFt:**    **Parking Spcs:** 7    **Subsq Sale to Tenant:**

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**Handicap Mod:**    **# of Bldgs:** 1    **Year Built:** 1999    **Udgrd Strg Tank:**  
**Apx Lot SqFt:**    **# of Units:**    **Apx Acres:**    **Zoning:** Business  
**Agent Owned:** No    **Agent Related to Seller:** No    **NDA:**    **100-Yr Flood Plain:**

**Directions:** Broadway to South on 42nd Street to Williamson Place, second building on the left, Suite 1.

**Annual Taxes:** \$13,226.20 / 2020    **Exemptions:**    **Tax Incentive:**    **Projected Exp (IV):**  
**Parcel ID:** 06-35-427-019    **Projected Inc (IV):**  
**# Dock Doors:**    **# Rail Doors:**    **# Seats:**    **Sprinkler:**    **Sec Sys:**    **Corn Suitability Rating/PI:**    **Total Passthru Cost:** \$0.00

**Agent Remarks** Actual Address; 4202 Williamson Place, Suite 1. Square foot available is per the trustee.

**Public Remarks** Ideal for your small business. Great 2,000 square foot office suite in small office complex. The unit is well laid out with a large reception area, 4 private offices, conference room, 2 restrooms, break room with kitchenette and storage area. There is plenty of parking with 7 assigned spaces.

**FEATURES**

**LOCATION** Office Park  
**FRONTAGE/ACCESS** Paved 2Lane, Inside Lot  
**OTHER ACCESS** None  
**SEWER SOURCE** Public Sewer  
**OWNERSHIP** Trust  
**TAX INCENTIVE** None  
**POSSIBLE FINANCING** None  
**SHOWING INSTRUCTIONS** Appointment Only,  
 Text/Call Listing Agent  
**WATER SUPPLY** City on Premises

**Industrial / Office/ Retail /Multi-Family / Restaurant / Investment**

**SALE/LEASE INCLUDES** Building    **OWNER PAYS** Real Estate Taxes, Structural  
**HEATING** Forced Air, Gas    **Maintenance, Roof**  
**COOLING** Central Air    **TENANT PAYS** Internal Maintenance, Janitorial,  
**WALL CONSTRUCTION** Frame    **Snow/Lawn, Heating, Cooling, Water/Sewer**  
**FLOORING** Carpeted, Other Flooring    **INSULATION** Unknown  
**ROOF CONSTRUCTION** Asphalt/Fiberglass    **BUILDING DESCRIPTION** 1 Story  
**EXTERIOR FINISH** Brick, Vinyl  
**TERMS/LEASE** Yearly

**Land and Farm**

**Land with a House**

**Owner:** Philip R Corley Trust  
**LO:** M. G. FOLEY INC - Phone: 618-242-4200  
**LA:** MYRON G FOLEY - Pref: 618-237-7219  
**LA Email:** mgfoley@sbcglobal.net  
**CLA:**  
**OLA:**

**List Team:**  
**Appointment Desk Phone:**

**Also Ref MLS#:**  
**Off License #** 478006968  
**Agt License #** 471001968  
**Cell:**    **LD:** 11/1/2022  
**Cell:**    **XD:** 5/1/2023  
**List Type:** Exclusive Right to Lease

**Co-Op Comp (Sale)**    **Co-Op Comp (Lease)** 1/2 first month's    **Var Comm Rate**

**OLP:** \$0  
**Sold Price:** \$0  
**Closing Date:** 4/12/2023  
**Concessions \$** 0  
**Buyers Name:**

**Selling Agent:** CORY D CAPPS  
**Selling Office:** CAPPS REALTY  
**Co-Sell Agent:**  
**Sold Conc Info**  
**Lender/Mortgage Co**

**Co-Sell Office:**  
**How Sold:** Leased  
**DOM:** 160    **CDOM:** 160  
**Selling Team:**

**M G FOLEY INC.**  
2019 BROADWAY ST.  
PO BOX 688  
MOUNT VERNON, IL 62864

3313

71-35/749

DATE 5/1/23

CHECK ARMOR  
FRAUD PROTECTION

PAY  
TO THE  
ORDER OF Capps Realty

\$ 937.50

Nine hundred thirty seven and 50/100's ----- DOLLARS

Photo  
Safe  
Deposit  
Details on back



**First Financial Bank**<sub>NA</sub>  
Mount Vernon, Illinois

FOR ~~Commis~~ - 4202 Williamson Place - Suite 1

*Myra J. Foley*

⑈003313⑈ ⑈074900356⑈ 2707000899⑈

Lease Agreement

Date: April 5, 2023

RE: 4202 Williamson Place, Suite 1, Mt. Vernon Illinois 62864

Terms:

The Lessee: Jody L Hazel DBA Prairie Ridge

The Lessor: Phillip R Corley Living Trust

Address of Premises: 4202 Williamson Place, Suite 1, Mt. Vernon Illinois 62864

Lease Term: The term of the Lease shall be for 12 months commencing on the 1<sup>st</sup> day of May 2023 and expiring on the 31<sup>st</sup> day of April 2024. Lessee shall have the option to renew the Lease, given written notice to the Lessor no less than 60 days prior to the expiration of the Lease. The 2024 lease amount would increase 5%.

Base Rent: The Base Rent of \$1,875.00 shall be paid on the first day of each month beginning May 1, 2023.

Expenses: Lessee shall be required to pay the following all monthly expenses: Electric, Gas, Telephone, Security, Internet, Janitorial, snow/lawn, water and sewer expenses.

Lessor: Trash service

Security deposit: \$1,875.00 is due May 1, 2023.

Parking: Lessee shall be entitled to 7 parking spaces.

Governing law: This agreement shall be governed by the laws of the State of Illinois.

We the undersigned agree to the preceding terms and conditions:

Lessee:

  
Jody L Hazel DBA Prairie Ridge

Lessor:

  
Phillip R Corley Living Trust

- Mark Kabat, Trustee



**Schedule a Showing**

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<b>CAM \$/SqFt:</b>	<b>Parking Spcs:</b> 7	<b>Subsqst Sale to Tenant:</b>

<b>Handicap Mod:</b>	<b># of Bldgs:</b> 1	<b>Year Built:</b> 1999	<b>Udgrd Strg Tank:</b>
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<b>Parcel ID:</b> 06-35-427-019			<b>Projected Inc (IV):</b>
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**Buyers Name:**

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**Selling Office:**  
**Co-Sell Agent:**  
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**Co-Sell Office:**  
**How Sold:**  
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**Selling Team:**

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