

FOR SALE

Unique Commercial Building 1,640 SF

Step back into time - 1871, to be exact. Two-story brick commercial building in historic downtown East Dundee has many original features and restorations for the period. Captivating exposed brick, oak wainscoting, oak floors with marble inlays, embossed tin ceilings, 12" oak baseboards, solid oak doors, cornice and trim. Stained glass, bay windows. Great for owner/user or investor. Lease rates average \$10 to \$17 PSF gross for the area. Unique in every detail. In TIF district. Zoned B-1. Allows office, retail, commercial uses.

Loopnet: 19129821 MLS: 08853100

PROPERTY SPECIFICATIONS

Description:	Historic commercial building
Building Size:	1,640 SF
Land Size:	840 SF
Year Built:	1871 (renovated)
HVAC System:	(2) Gas forced air - zoned / central air
Electric:	100 amp
Sprinklered:	No
Washrooms:	2 - (1) each floor
Floors:	Oak floor, tile
Ceiling Height:	11'
Possession:	At closing
Parking:	Public street parking
Sewer: City	Water: City
Zoning:	B1 Downtown Commercial
Real Estate Taxes:	\$3,075 (2013)
Sale Price:	\$249,000



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$74,438	\$73,566	\$81,711
Population	8,400	48,001	156,098
TRAFFIC COUNTS: 21,300 vehicles per day (Main St.)			



Directions: Route 72 (Main St.) to River St., north to 312.

PIN: 03-23-310-007

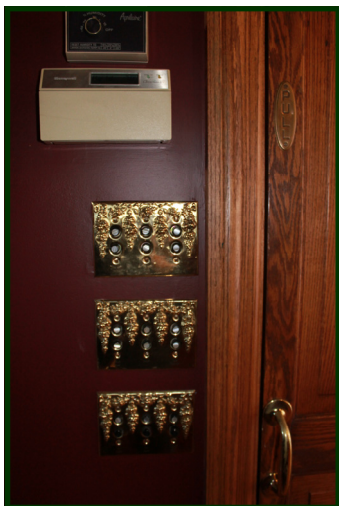
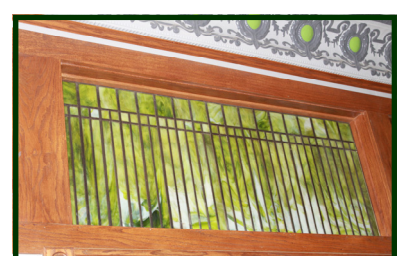
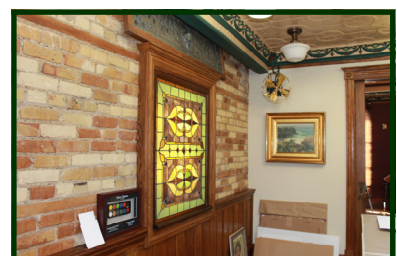
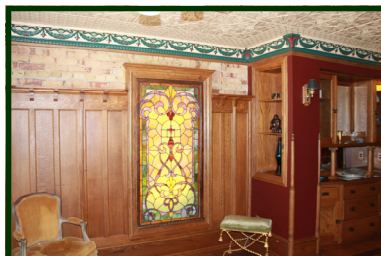
March 3, 2015

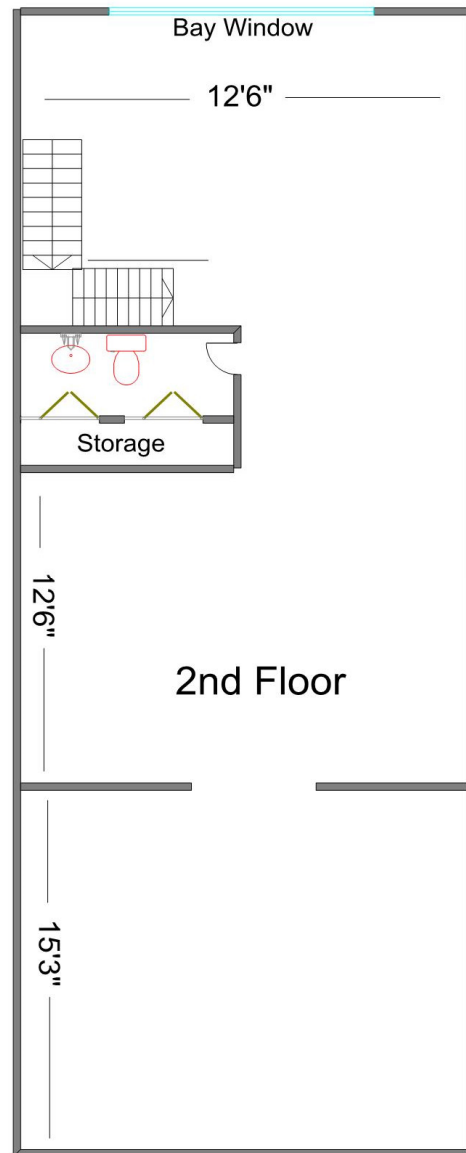
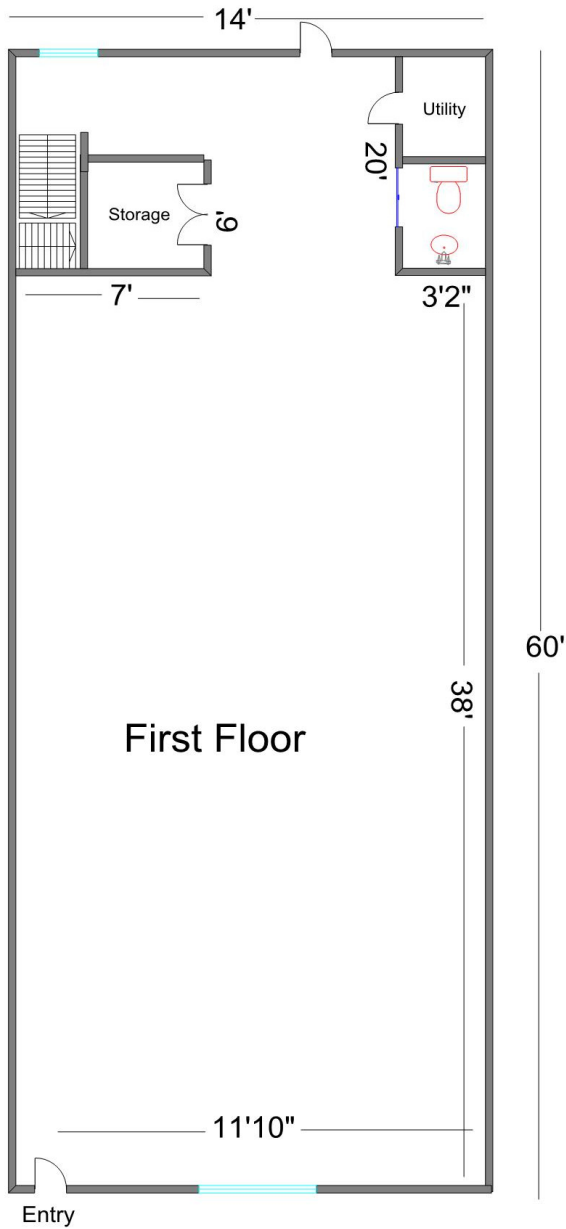
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PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

312 N. River St.
East Dundee, IL 60118





All measurements are approximate

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