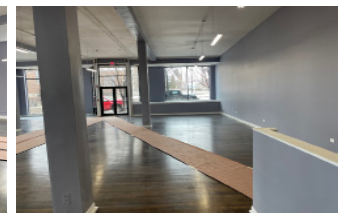


227 DUPAGE STREET  
ELGIN, IL 60120

FOR SALE  
OR LEASE

MLS # 11710318

February 6, 2023



RETAIL • 13,600 SF

SALE: ~~\$859,900~~ \$834,900 (\$61.39 psf)  
LEASE: ~~\$9.00~~ \$6.20 psf NNN

## DESCRIPTION

### Freestanding Retail Building 13,600 SF

**PRICE REDUCED.** Freestanding 13,600 SF masonry building, zoned commercial with warehouse, located in Downtown Elgin near the intersection of DuPage and Villa Street.

6,000 SF open first floor retail/showroom, 7,600SF of storage, warehouse on lower level.

**Recent updates include:** Hardwood flooring on main floor, new double glass aluminum windows throughout, electrical brought up to date, updated ADA compliant bathrooms, updated plumbing along with new water heater and 16' high ceilings. New storefront windows and doors. LED Lighting on main floor, tuck point outside of building, fire alarm installed on both levels. Main level freshly painted. Service Elevator from main floor to lower level, ready to go.

Available for sale or lease. Call for more details.

## SPECIFICATIONS

Description	Freestanding Retail
Building Size	13,600 SF
Land Size	.32 AC 14,222 SF
Year Built	1940 - Renovated 2022
HVAC System	GFA / Central Air
Electrical	(2) 200 AMP / 240V / 3 Phase
Sprinklers	No -Alarm monitored
Elevator	Yes - Freight
Washrooms	2 ADA
Ceiling Height	16 FT
Parking	Street and Municipal
Sewer/Water	City
Zoning	CC1
RE Taxes	\$10,455.12 (\$0.77 psf) (2022)
Tenant Responsibility	Utilities, Taxes, Snow Removal
PIN #	06-13-306-002

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
This document is for information purposes only. No offer of sub-agency is being made.*

**PREMIER**  
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)  
to view our website

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
www.PremierCommercialRealty.com  
Office: 847-854-2300 | Fax: 847-854-2380

**SHARON GLASSHOF**

Senior Broker

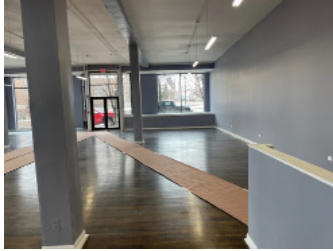
Office: 847-854-2300 Ext 14

Cell: 847-533-6974

[SharonG@PremierCommercialRealty.com](mailto:SharonG@PremierCommercialRealty.com)

# 227 DUPAGE STREET ELGIN, IL 60120

# FOR SALE OR LEASE



**PREMIER**  
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)  
to view our website

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax: 847-854-2380

227 DUPAGE STREET  
ELGIN, IL 60120

FOR SALE  
OR LEASE

FLOOR PLAN



**PREMIER**  
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)  
to view our website

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
www.PremierCommercialRealty.com  
Office: 847-854-2300 | Fax: 847-854-2380