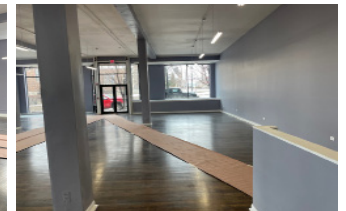
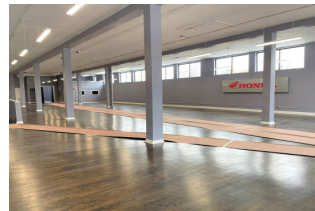


227 DUPAGE STREET ELGIN, IL 60120

FOR SALE

MLS # 11710318

July 10, 2023



RETAIL • 13,600 SF

PRICE REDUCED
~~\$859,900~~ \$800,900 (\$58.89 psf)

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.

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 (2022)
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.

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SHARON GLASSHOF

Senior Broker

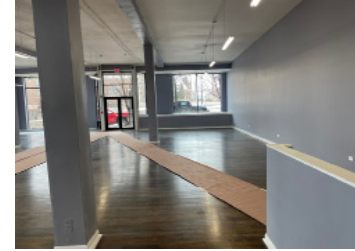
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FLOOR PLAN



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