

227 DuPage St.
Elgin, IL 60120

For Sale

MLS #11710318

RETAIL



RETAIL 13,600 SF

REDUCED \$800,900 (\$58.89 PSF)

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, 7,600 SF 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.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	24,234	99,785	177,566
Average HH Income	\$64,718	\$76,069	\$94,271

Specifications

Description:	Retail - Street Retail
Size:	13,600 SF
Year Built:	1940
HVAC System:	GFA
Electrical:	2 200 amp 240V 3 Phase
Sprinklers:	Alarm Monitored (no sprinklers)
Washrooms:	2 ADA
Ceiling Height:	16 ft
Parking:	Street & Municipal
Sewer/Water:	City
Zoning:	CC1
Taxes:	\$10,455.12 2022
PIN #:	06-13-306-002

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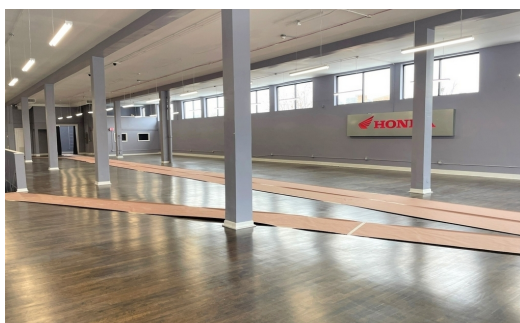
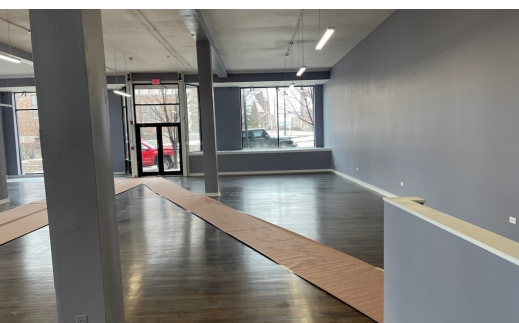
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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