

210 N Madison St  
Woodstock, IL 60098

For Sale

MLS #Office: 12124024 Retail: 12124050

RETAIL / OFFICE



RETAIL / OFFICE 1,942 SF

\$200,000

**2-Story - 1,942 SF**  
**Office / Retail Use**  
**w/Basement**

Vintage 2-story building from 1900 located in the Woodstock Historic District and in a TIF District. Across the street from the new University Center opening fall 2024. Walking distance from Woodstock Square.

This former dental office features two floors and walk up attic. Leaded glass windows, bay windows w/ natural wood, oak sliding interior doors, 3 offices, 1 large enough for a conference room on 2nd floor, reception area and work stations on 1st floor. Full basement for storage.

Ideal for professionals, healthcare, financial or insurance. Also great for boutique, salon, spa, tattoo or photography studio. Own a piece of history with this vintage rehab dream.

### Specifications

Size:	1,942SF
Land Size:	0.15 AC (6,534 SF)
Year Built:	1900
HVAC System:	Gas
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1.5
Ceiling Height:	8-9 ft
Parking:	Street / some off street
Sewer/Water:	City
Zoning:	B3
Taxes:	\$8,523.34 (2023)
PIN #:	13-05-389-007

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**PREMIER**  
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VP / Designated Managing Broker  
**Heather Schweitzer**

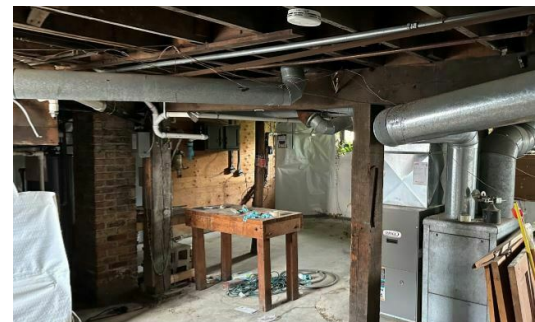
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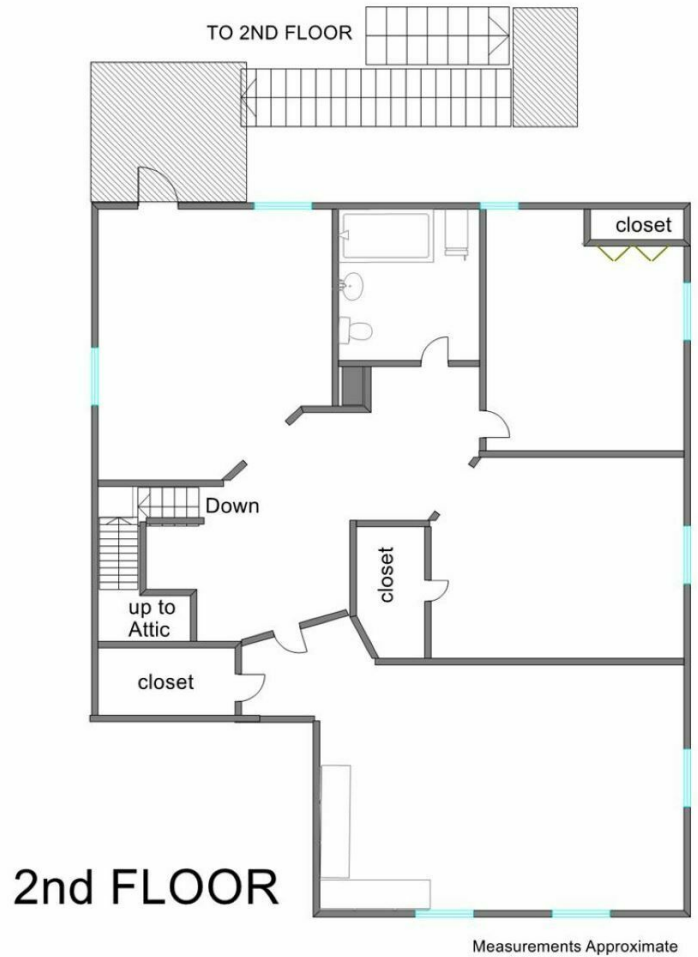
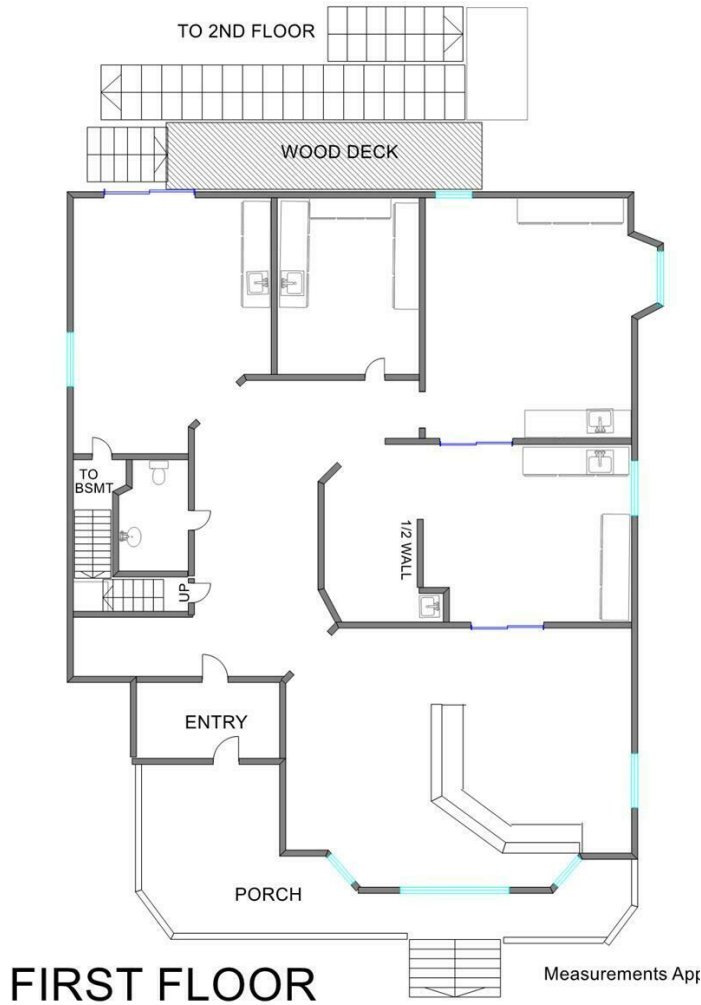
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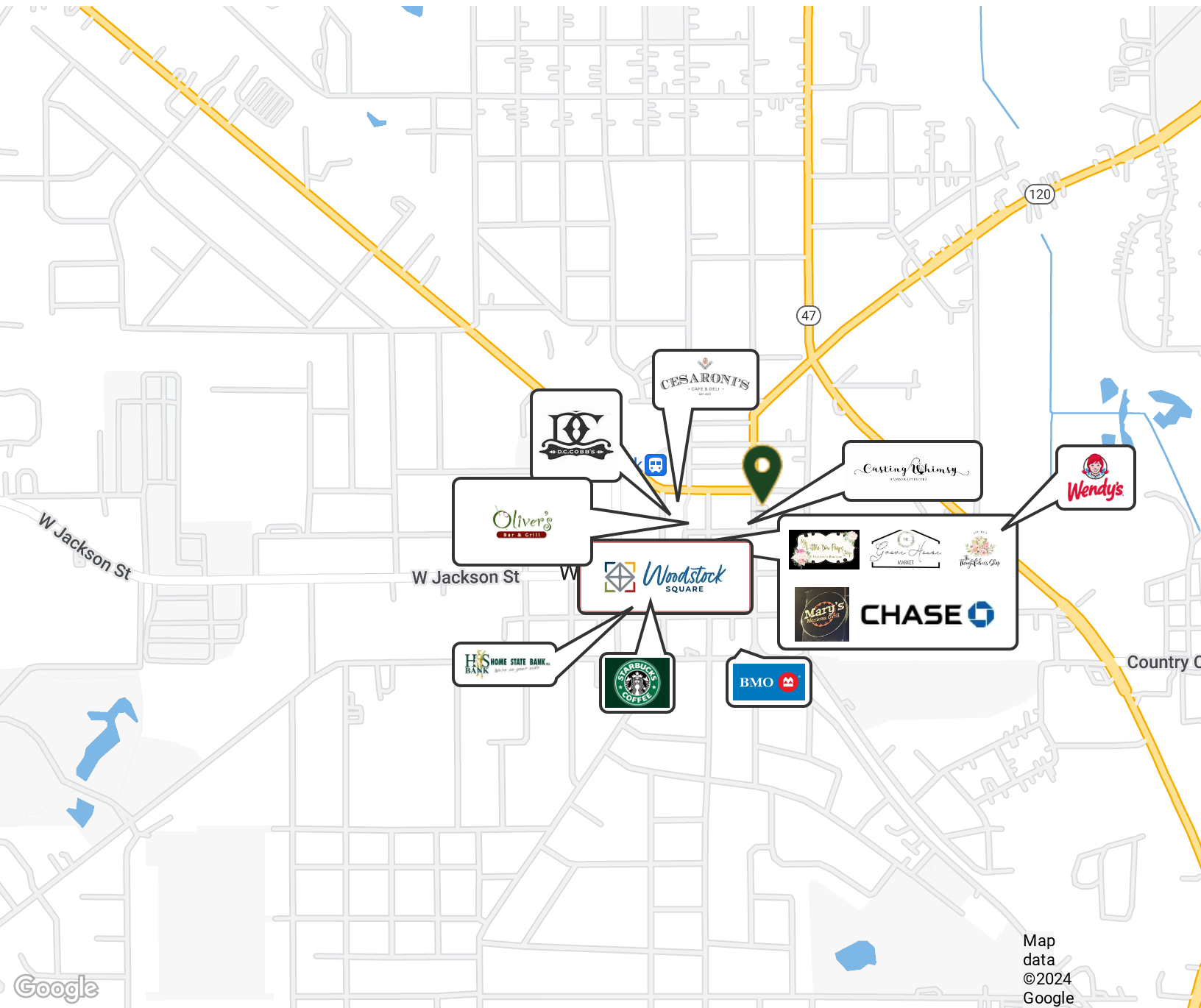
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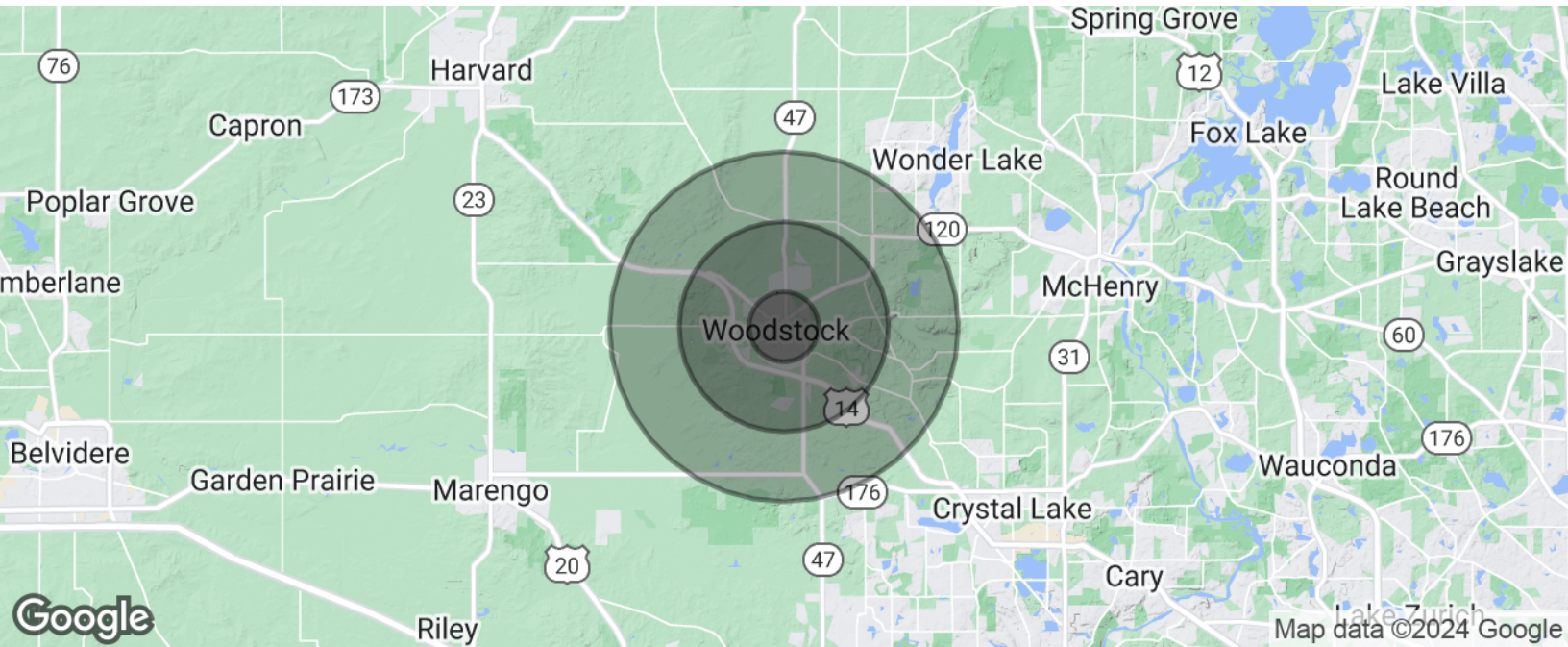
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,503	27,676	32,949
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,362	10,677	12,608
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$88,263	\$102,020	\$105,424
Average House Value	\$229,306	\$268,572	\$282,051

Demographics data derived from AlphaMap

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