

220 North River Street
East Dundee, IL 60118

For Sale

MLS #12407559

INVESTMENT OFFICE BUILDING



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\$1,650,000

Investment Opportunity
11,500 SF

Single tenant, 11,500 SF two-story office investment building in the heart of downtown East Dundee.

This elevator equipped building has beautiful architecture throughout with exposed brick, wood beams and hardwood floors.

The first floor has an impressive reception area, seven large private offices with natural light and glass walls, conference room, kitchen/break area, two bathrooms and a shower room.

The second floor has five large offices, each with windows and glass walls. A conference room, two bathrooms, kitchen/break area as well as a lovely 500 SF open terrace.

The existing tenant has been leasing this location since 2015. Tenant pays all utilities, taxes and maintenance on the building.

Contact broker for financials.

Specifications

Land Size:	0.13 AC (5,782 SF)
Year Built:	2015
HVAC System:	GFA/ Central Air
Electrical:	240/120 3 phase
Sprinklers:	Yes
Washrooms:	(4) plus 1 shower
Ceiling Height:	11'-14'
Parking:	City/Street
Sewer/Water:	City
Zoning:	B1
Taxes: (pd. by Tenant)	\$44,972.58 (2024)
Current NOI:	\$130,130.00
PIN #:	03-23-315-001

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Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

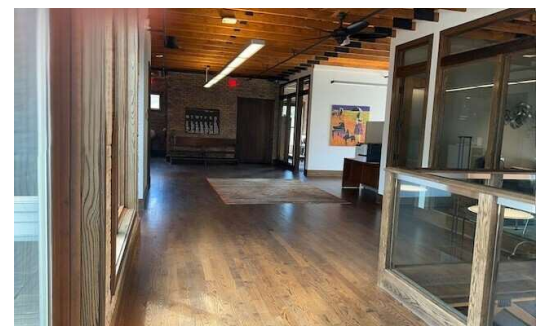
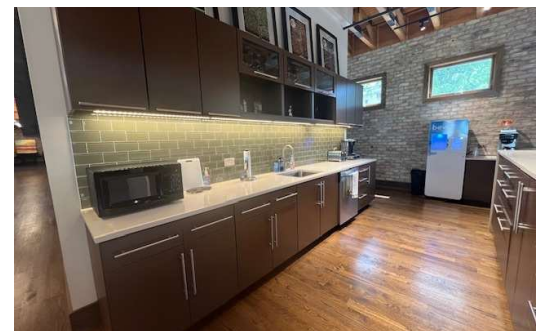
President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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

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PREMIER
COMMERCIAL REALTY

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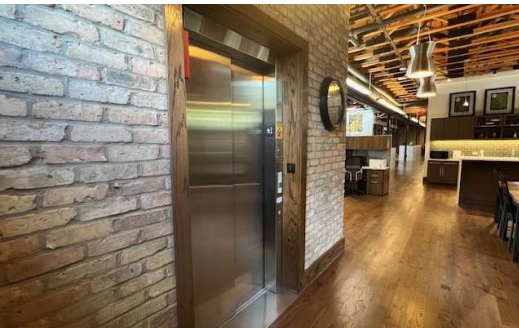
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SECOND FLOOR



Measurements Approximate

FIRST FLOOR



Measurements Approximate

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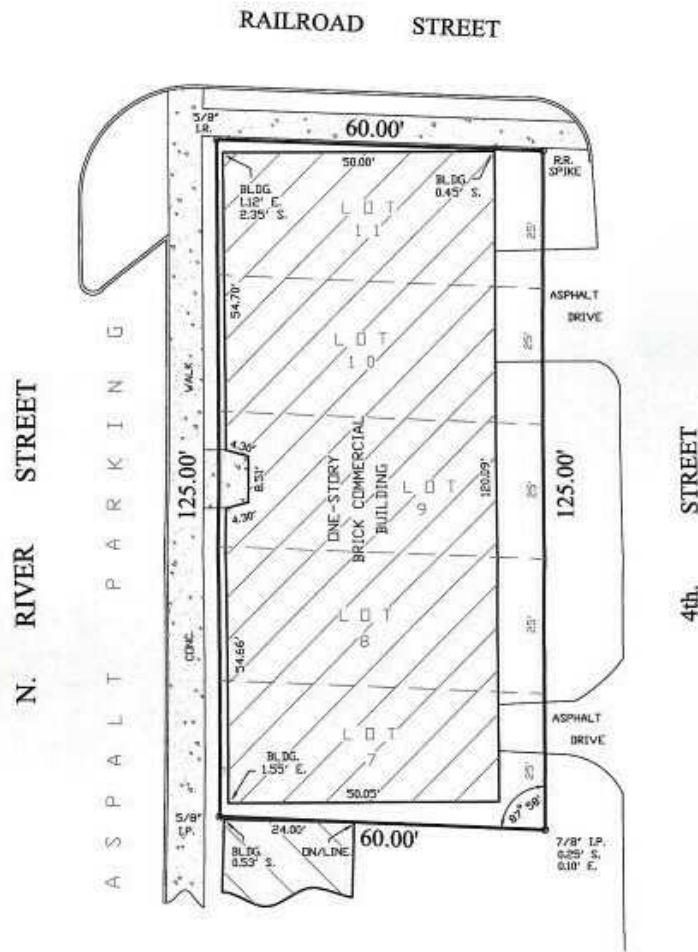
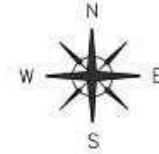
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SCALE: 1" = 20 FEET

PLAT OF SURVEY OF

LOTS 7, 8, 9, 10 AND 11 IN BLOCK 6 OF EDWARD'S ADDITION
TO DUNDEE, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY,
ILLINOIS.



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