

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Commercial Building 5,628 SF + Basement

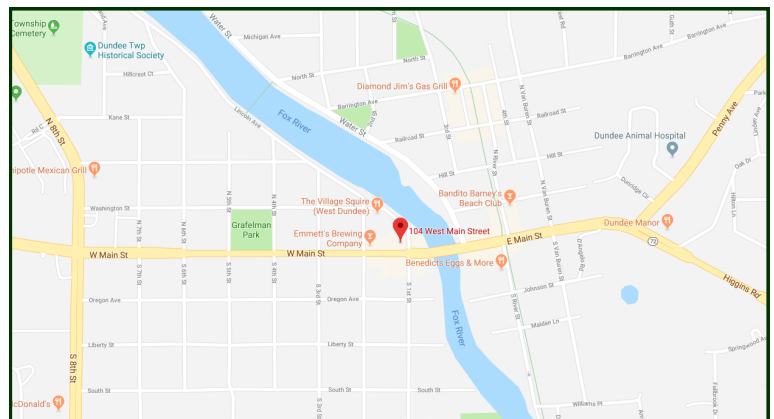
5,628 SF 2 story masonry turn of the century commercial building in vibrant downtown West Dundee. Currently used as a bridal salon. On busy Route 72 (Main Street) with common parking lot in rear facing the scenic Fox River. Second floor (approx. 2,500 SF) can be leased separately and has a private street entrance. First floor is 3,600 SF. Basement with separate entrance has 2 sump pumps and is sprinklered. See attached layouts. Visit Premier Commercial Realty website to see more listings.



MLS: 10036594

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$66,942	\$61,436	\$70,559
Population	7,204	54,698	162,149

**TRAFFIC COUNTS:**  
30,100 (Main Street/Route 72)



**Directions:** Route 31 to Route 72. East to property on north side. Park in rear.  
**PIN:** 03-22-479-027

August 23, 2018

*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.*

PROPERTY SPECIFICATIONS	
Description:	2 story masonry building
Building Size:	5,628 SF
Land Size:	3,995.91 SF
Year Built:	1890-1900 (Remodeled)
HVAC System:	HW Boiler/ Central Air/ Window AC
Electric:	200 amps
Sprinklered:	No
Washrooms:	4
Flooring:	Carpet/Tile/Hardwood
Ceiling Height:	10'
Possession:	Negotiable
Parking:	Common rear - Ample
Sewer:	City
Water:	City
Zoning:	B-1 (Downton Business District)
Real Estate Taxes:	\$11,968 (2017)
Sale Price:	\$449,000 (\$79.78 psf)

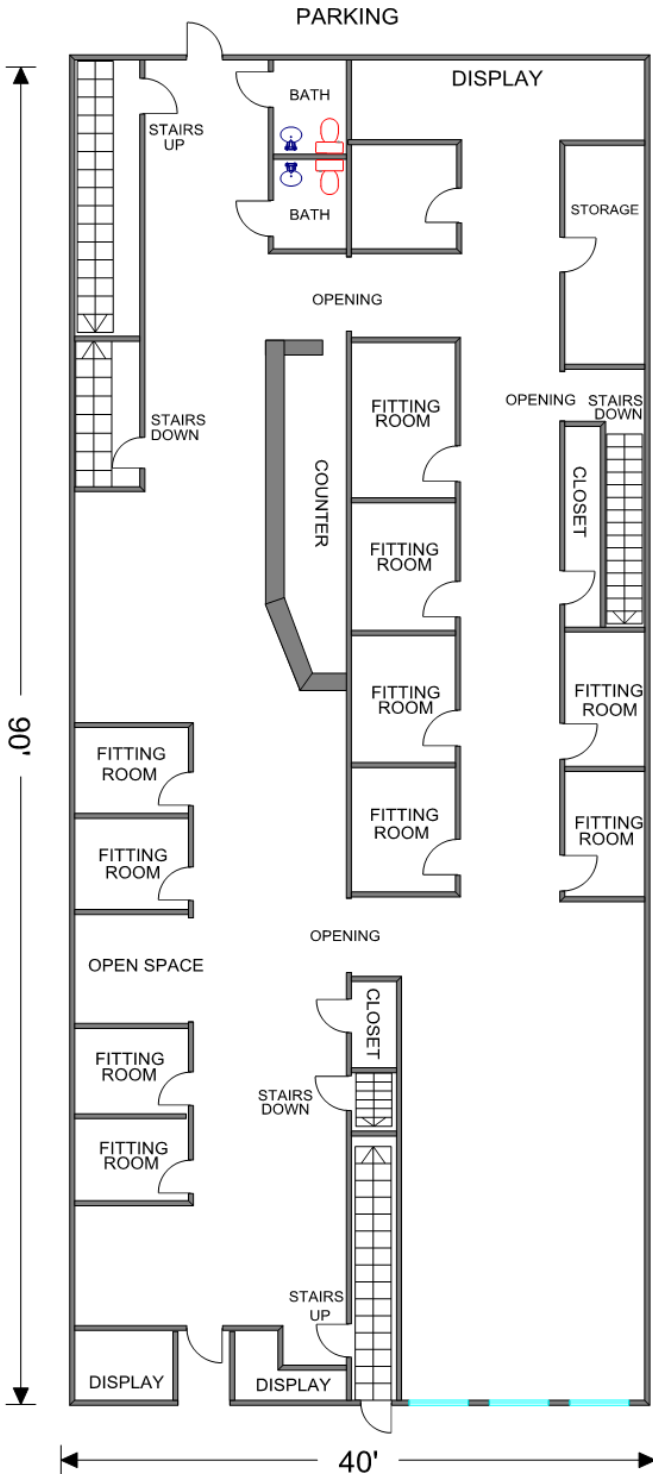
[CLICK HERE](#)  
TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

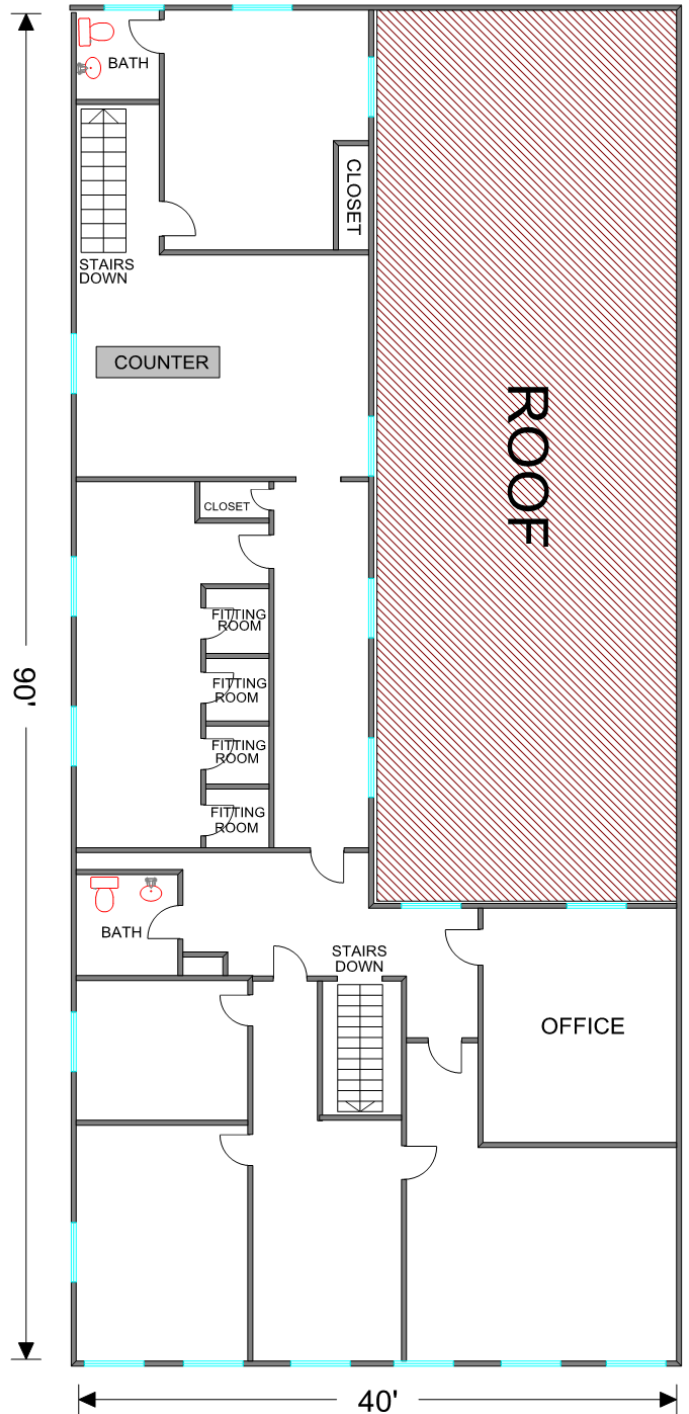
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104 - 106 W. Main Street  
West Dundee, IL 60118

## FIRST FLOOR 3,600 SF

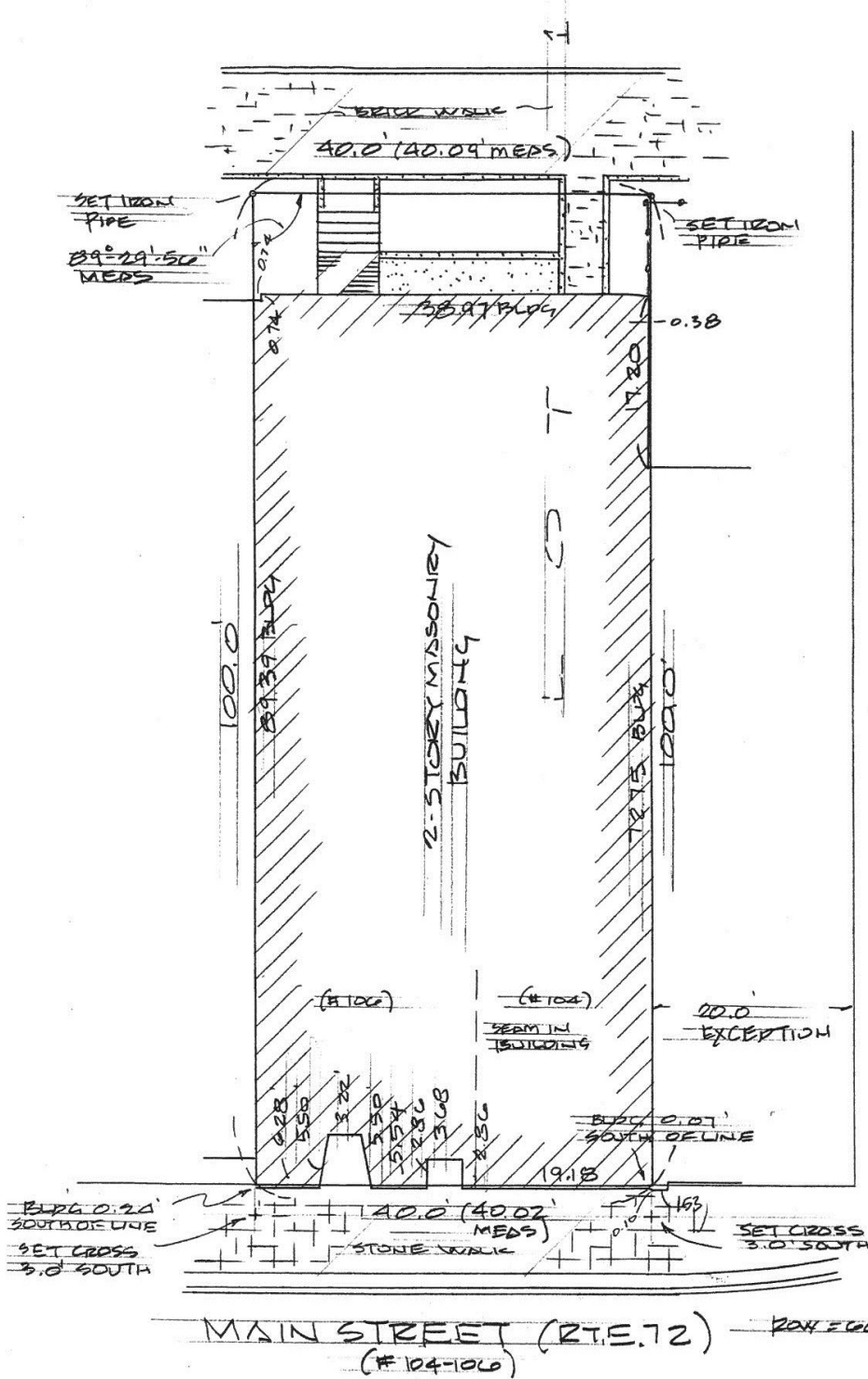


## SECOND FLOOR 2,500 SF APPROX



- Industrial
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104 - 106 W. Main Street  
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AREA OF 3995

This professional Illinois minimum

Scale: 1" = 10'  
 Prepared by: Dan Weiler  
 For: Amy Bridal Boutique  
 Date: 3-22H

STATE OF ILLINOIS COUNTY OF KANE ss APRIL 19, 2005

This is to certify that the plat hereon drawn correctly indicates the above described property.  
*Alan J. Coulson*

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

ALAN J. COULSON, P.C.  
 PROFESSIONAL LAND SURVEYOR  
 ILLINOIS - WISCONSIN