

755 CHURCH ROAD ELGIN, IL 60123

FOR SALE

MLS # 10575138

April 29, 2021



INDUSTRIAL 28,000 SF

PRICE REDUCED

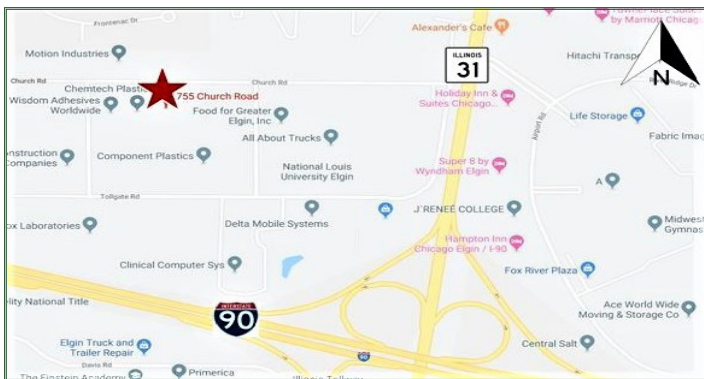
~~\$1,466,000~~ \$1,299,000 (\$46.39 psf)

DESCRIPTION

PRICE REDUCTION : 28,000 SF Ivy covered masonry industrial building on 2 acres with 20,000 SF warehouse and 8,000 SF of scattered office which can easily be recaptured if not needed. Currently used as an auction house but zoned for industrial uses with 14' ceilings, (2) 200 amp 3 phase electric, 1 DID, 1 covered dock. Also has a kitchen, detached 6 car garage and 75 parking spaces. Fully air conditioned, sprinklered with 9 rooftop HVAC units and skylights. Located near I-90 tollway entrance. 10% down with SBA financing. Only \$46.39 psf. Quite the find at a fair price. See layout and photos.

SPECIFICATIONS

Description	Masonry Industrial Bldg.
Building Size	28,000 SF on 2 Acres
Year Built	1977, 1985, 1988
Office	8,000 SF
HVAC System	GFA / Fully A/C
Electrical	(2) 200 amp 3 Phase
Sprinklers	Yes
Washrooms	2
Ceiling Height	14' clear
Parking	75
DID's	(1) 12 x 14
Floor Drains	Yes
Docks	(1) covered
Sewer/Water	City
Taxes	\$40,005.34 (2020)
Zoning	GI
PIN Number	03-33-428-003



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This document is for information purposes only. No offer of sub-agency is being made.

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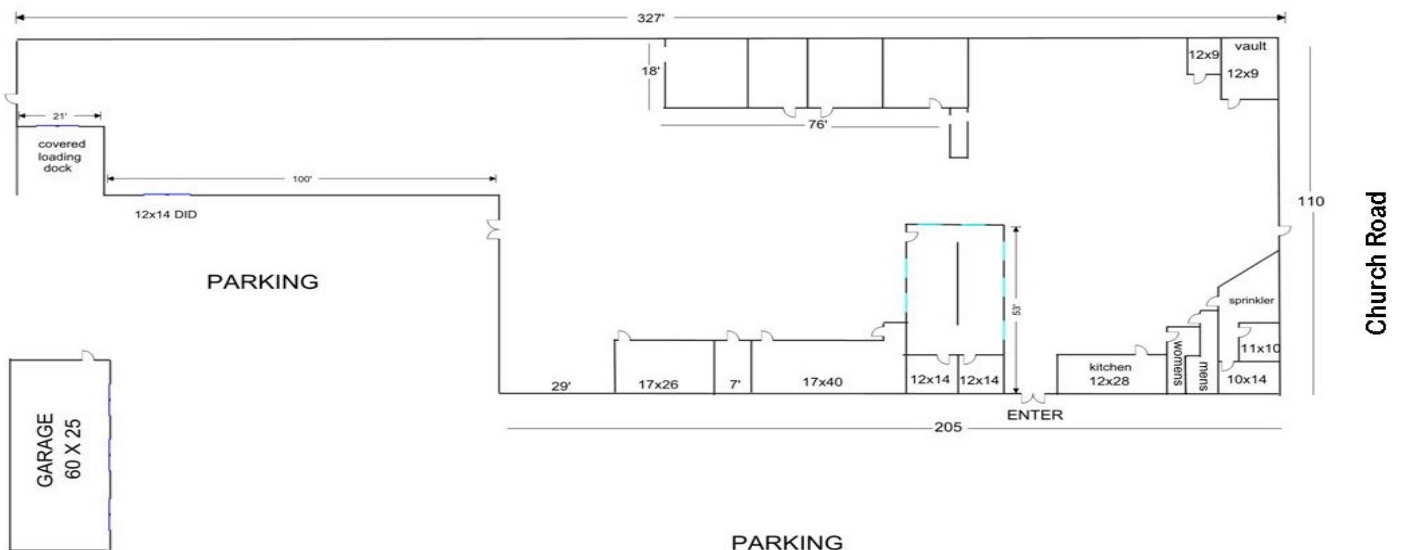
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FLOOR PLAN



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