



LIGHT INDUSTRIAL CONDO

3712 ILLINOIS AVE
ST CHARLES, IL 60174

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Property Summary



OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	4,377 SF
Price / SF:	\$85.68
Zoning:	M2
Ceiling Height	24'
Market:	Chicago West Suburban
Submarket:	Kane County
Year Built:	2000

PROPERTY OVERVIEW

DO NOT DISTURB OWNERS OR EMPLOYEES.

This 4,377 industrial condo is part of an attractive 81,600 sf precast concrete, multi-unit building on 2.92 acres.

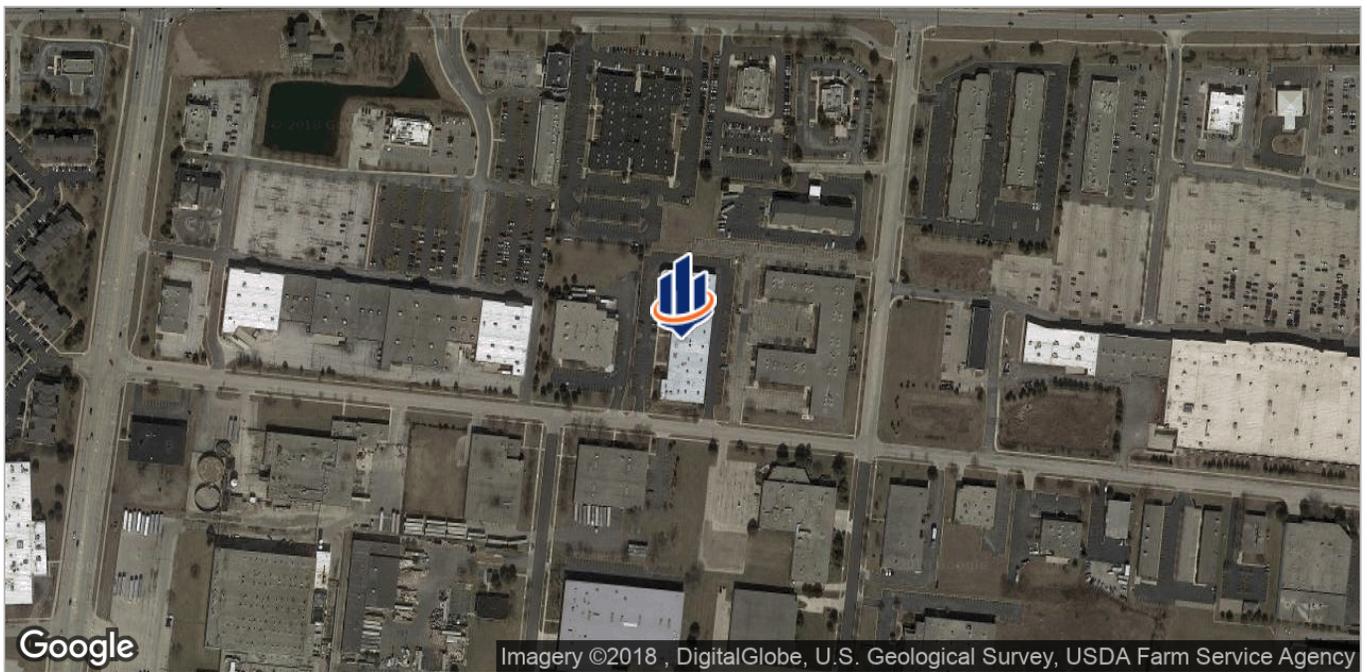
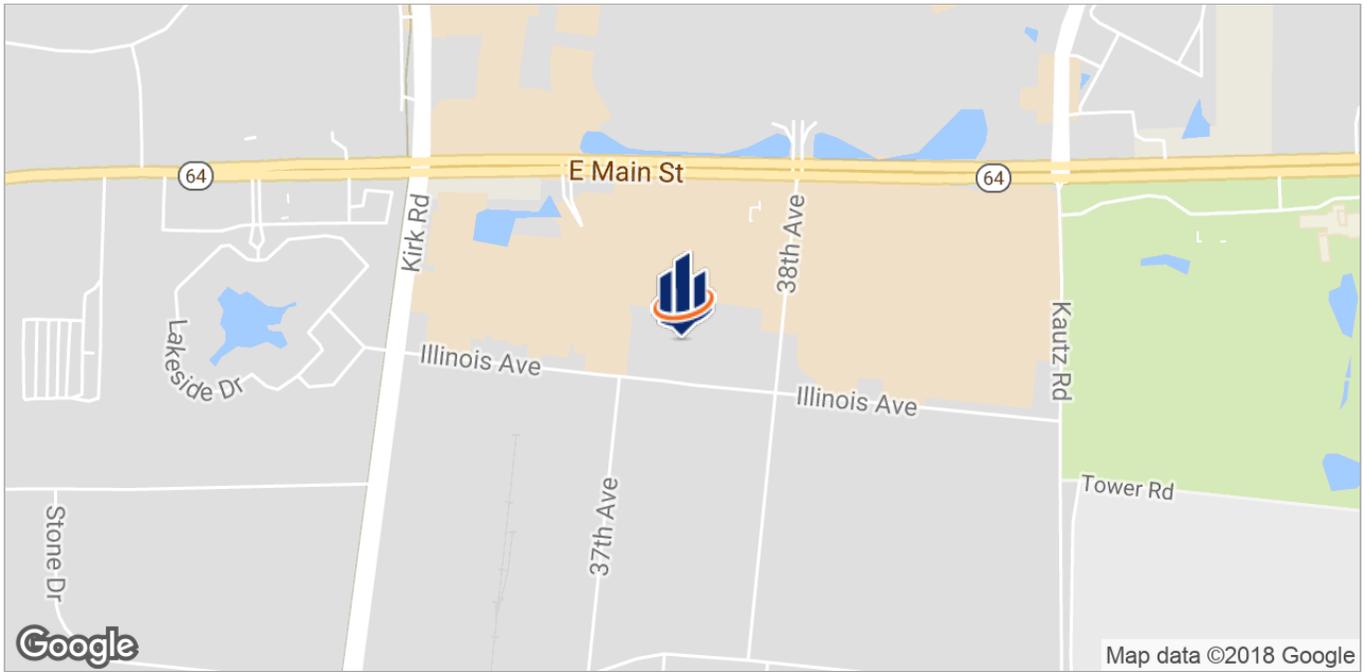
The 1,000 sf finished first floor carpeted office suite features waiting area, 1 restroom, kitchenette, and change area. Upstairs mezzanine is 1,000 sf unfinished storage area able to hold substantial weight.

3,377 sf heated shop area with a 12x14 overhead door, skylights, ceiling fans, ceiling hung heater, 400 amp power. 3 phase 230 volts, shop restroom, sink. There is also a lift for fork lifts to gain access into semi deliveries in back. 7 dedicated parking spaces in front of building, plus more parking in back. Taxes for 2017 are \$10,470. Condo fees \$345/mo.

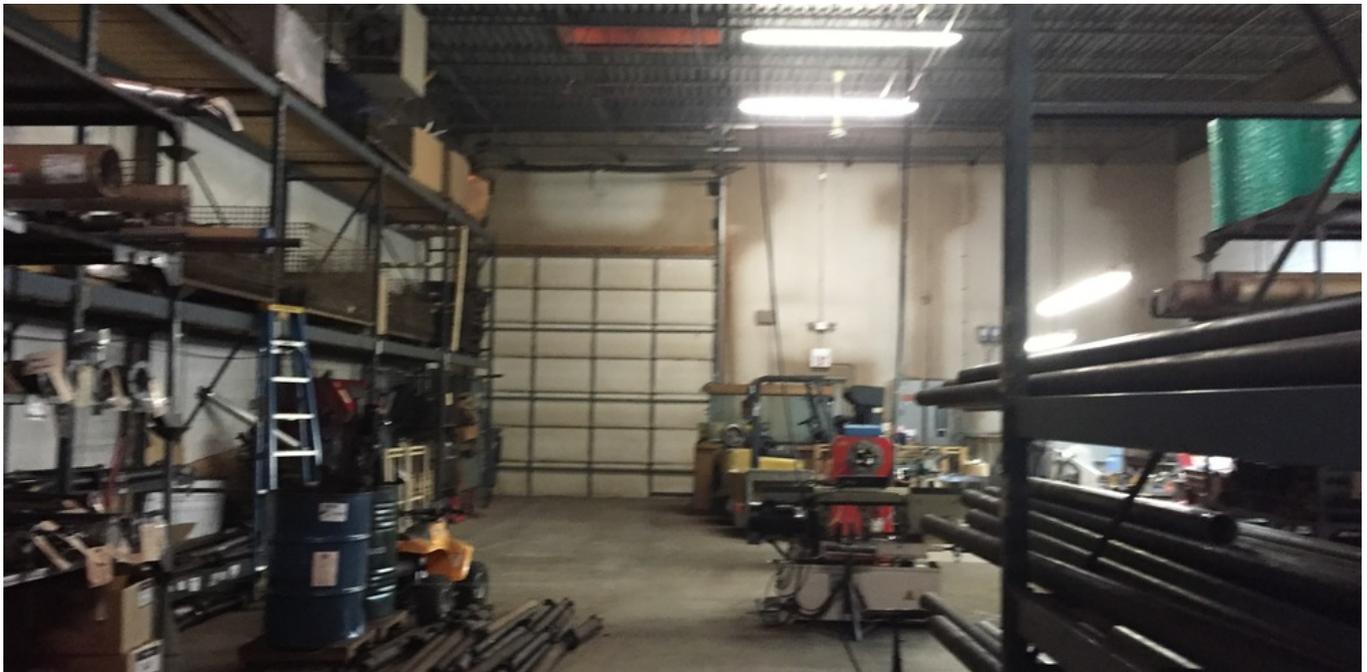
LOCATION OVERVIEW

The property is located near Main Street [Rt 64] in St Charles IL. It is 7 minutes to IL Rt 59, 15 minutes to I-88 to the south, 20 minutes to I-355 to the east, and 24 minutes to I-90 to the north.

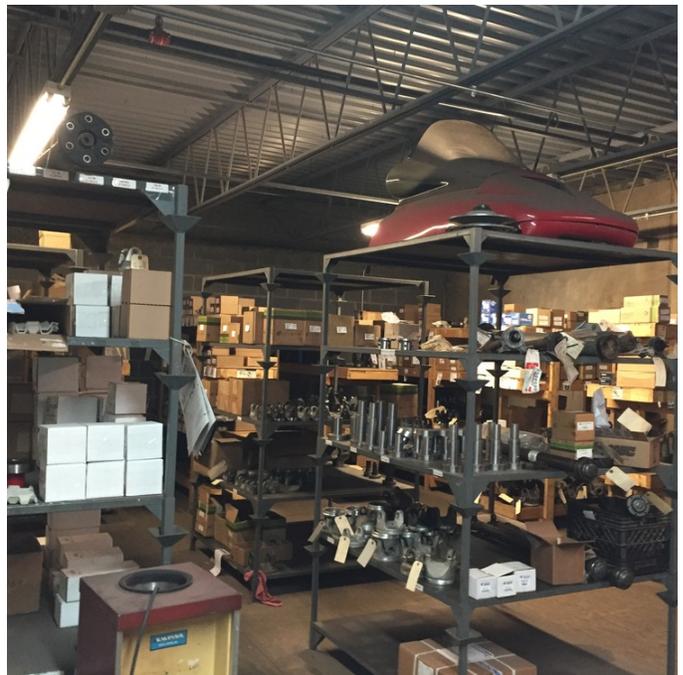
Location Maps



Additional Photos



Additional Photos



Advisor Bio

BRIAN HANEY

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PROFESSIONAL BACKGROUND

Brian Haney serves as an advisor with SVN Landmark Commercial Real Estate specializing in office, industrial, and retail in the western suburbs of Chicago. Brian has over 28 years experience in commercial properties and land development working with owners, investors, tenants and real estate professionals.

From 1988 to 2010, Brian owned a construction company doing land acquisition and developing residential subdivisions. His company expanded into doing build outs for commercial space. These client relationships, in turn, led to building and selling commercial property.

In 2011, Brian transitioned into full time commercial real estate brokerage with Re/Max in St Charles IL. Within a three year period he completed over \$12,000,000 in sale and lease transactions. After his second year he became ranked 2nd for commercial Re/Max agents in Illinois. He has diverse experience in representing buyers, sellers, tenants, and landlords of office, industrial, and retail properties.

In order to better serve his clients, in 2016 Brian joined SVN Landmark Commercial in Geneva IL., giving him access to SVN's strong technology, marketing and training resources, plus a global professional network.

Brian is a member of the SVN National office council. He attended the University of St. Francis and graduated with a degree in Management. Brian and his wife have resided in the Geneva area the past 18 years.



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