

# HISTORIC COMMERCIAL BUILDING

422 W STATE STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$385,000
Building Size:	2,724 SF
Price / SF:	\$141.34
Year Built:	1854
Zoning:	D-CM Downtown - Commercial Mixed Use
Market:	Chicago - far west
Submarket:	Kane County

## PROPERTY OVERVIEW

PRICE REDUCED. Converted historic home [circa 1854]. The front part of the building is constructed of native limestone. The rear portion is frame. B2 zoning allows retail, office or residential uses.

The first floor was most recently an antique store. The second floor is a one-bedroom apartment with a mo-mo rental. The detached three-car garage is leased to the neighboring retail business. State St [Rt 38] visibility and signage. Private landscaped rear yard. Long driveway plus rear gravel area for parking. 2019 Taxes: \$11,969.

## LOCATION OVERVIEW

In Geneva IL, an upscale, far western suburb of Chicago. Downtown Geneva is one of the principal retail centers in the region. State St [IL Rt 38] is a primary east-west corridor and the main street through town.

Next door to Bien Trucha restaurant and Scentimental Gardens [SG Geneva]. Near Third Street historic shopping district and Kane County courthouse. Walk to Metra train station, restaurants and many boutique shops. Strong demographics. Daily traffic counts of 29,000 [per CoStar 2015].



# Complete Highlights

## SALE HIGHLIGHTS

- Downtown Geneva IL
- Stone & frame building [circa 1854]
- First floor retail / office
- 2nd floor 1-bedroom apartment
- Opportunity to "live above the store"
- Close to Third Street shopping district
- Walk to courthouse, Metra train, etc





Aerial





# 422 W State St Nearby Businesses









# Historic





# First Floor



# First Floor





# Apartment



Living Room



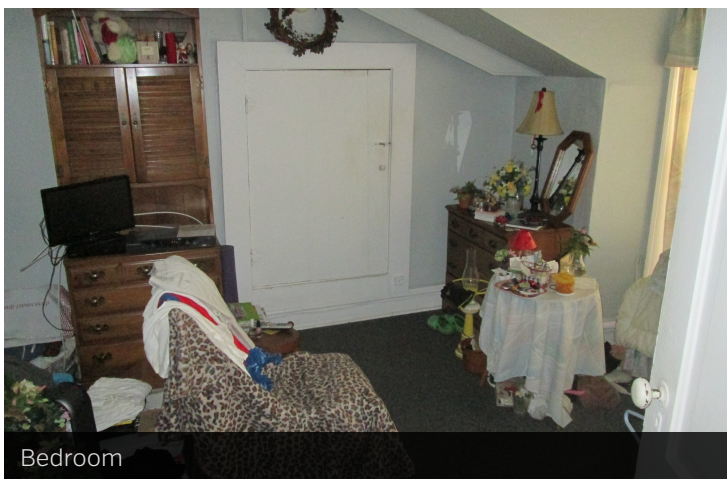
Living Room



Kitchen



Kitchen

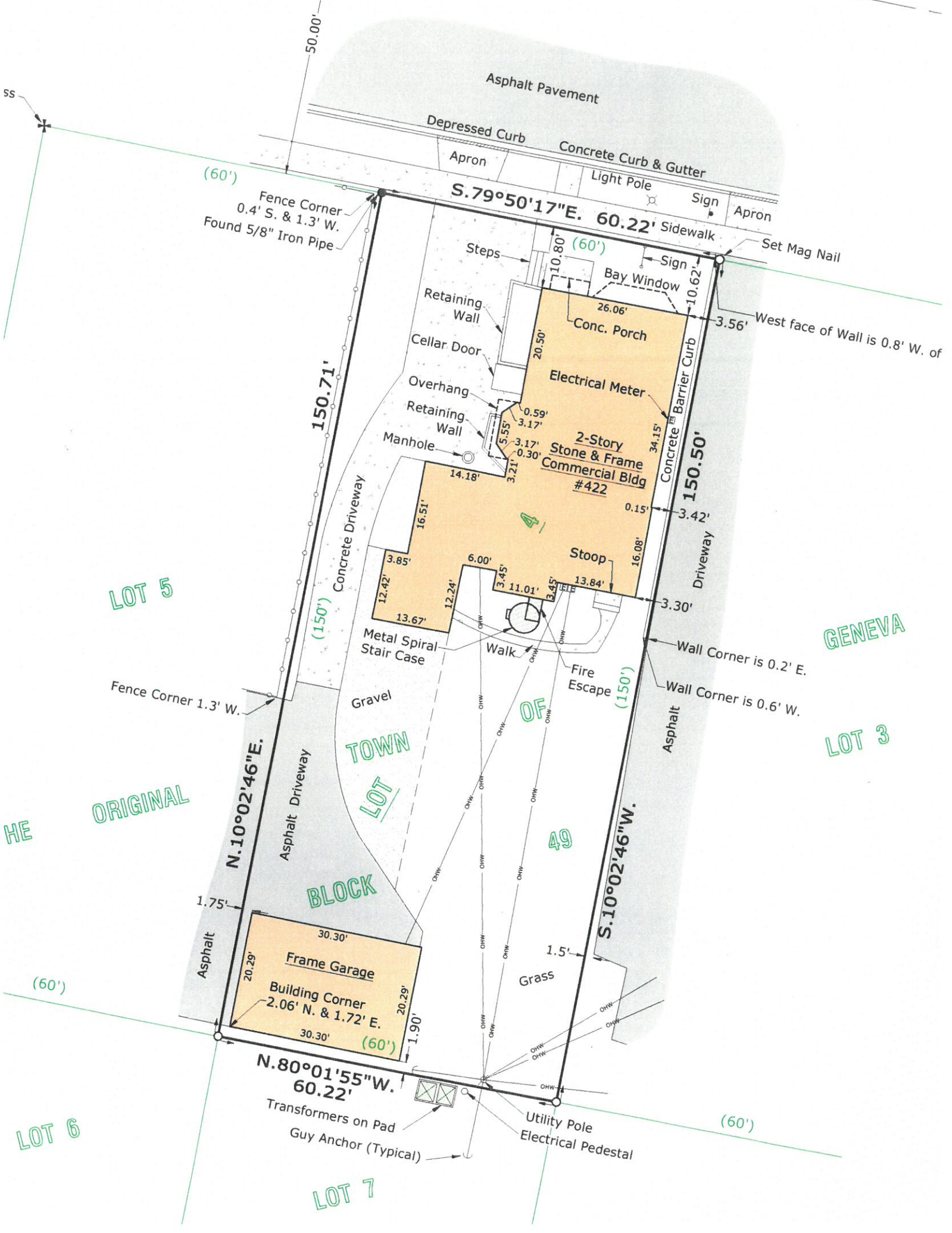


Bedroom



Attic Storage





SS

LOT 5

GENEVA

LOT 3

HE

ORIGINAL

BLOCK

TOWN

OF

49

LOT 6

LOT 7

(60')

Fence Corner  
0.4' S. & 1.3' W.  
Found 5/8" Iron Pipe

50.00'

Asphalt Pavement

Depressed Curb

Apron

Concrete Curb & Gutter

Light Pole

Sign

Apron

S.79°50'17"E. 60.22'

Sidewalk

Set Mag Nail

Steps

Retaining Wall

Cellar Door

Overhang

Retaining Wall

Manhole

Bay Window

Conc. Porch

Electrical Meter

2-Story  
Stone & Frame  
Commercial Bldg  
#422

Stoop

Metal Spiral  
Stair Case

Walk

Fire  
Escape

Wall Corner is 0.2' E.

Wall Corner is 0.6' W.

Asphalt

N.10°02'46"E.

Asphalt Driveway

1.75'

Asphalt

Frame Garage

Building Corner  
2.06' N. & 1.72' E.

30.30'

N.80°01'55"W. 60.22'

Transformers on Pad

Guy Anchor (Typical)

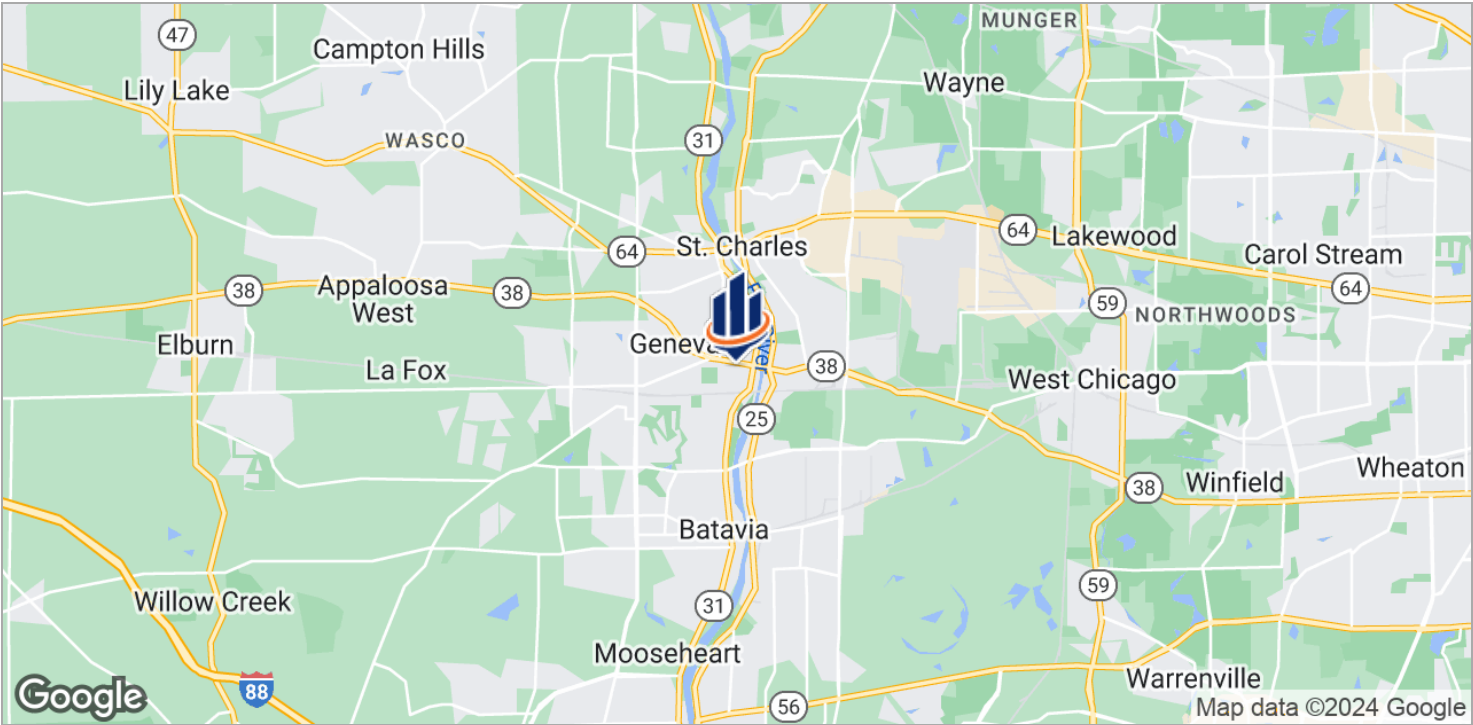
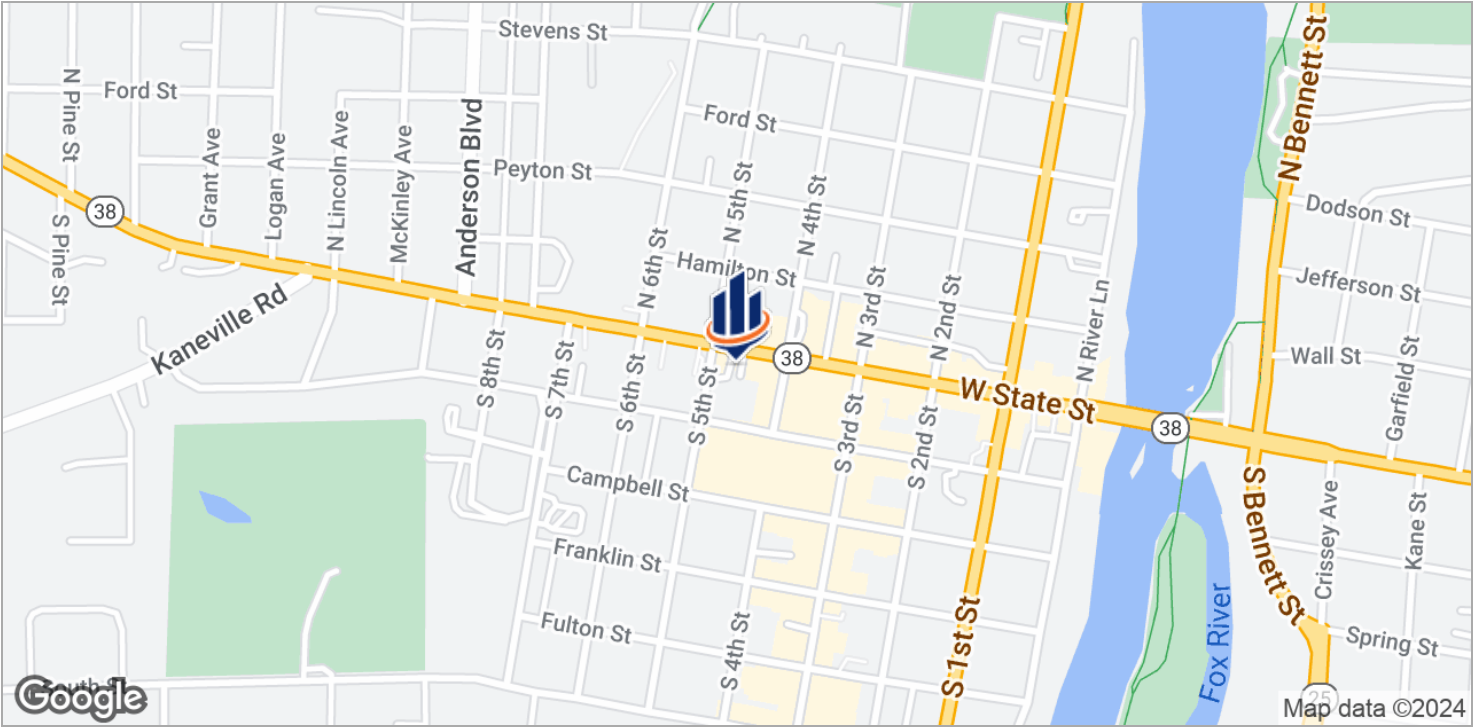
Utility Pole

Electrical Pedestal

(60')

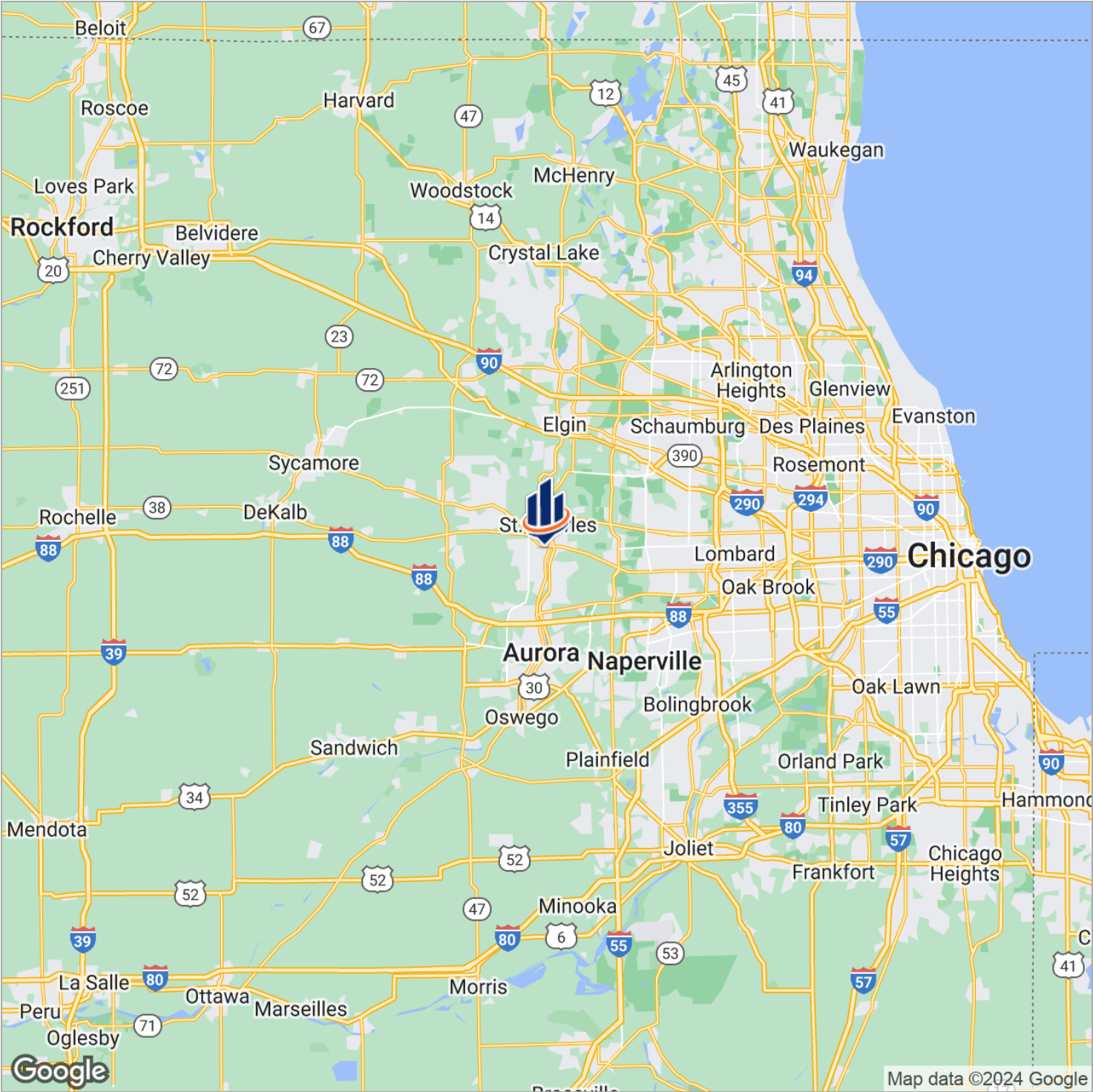


# Location Maps



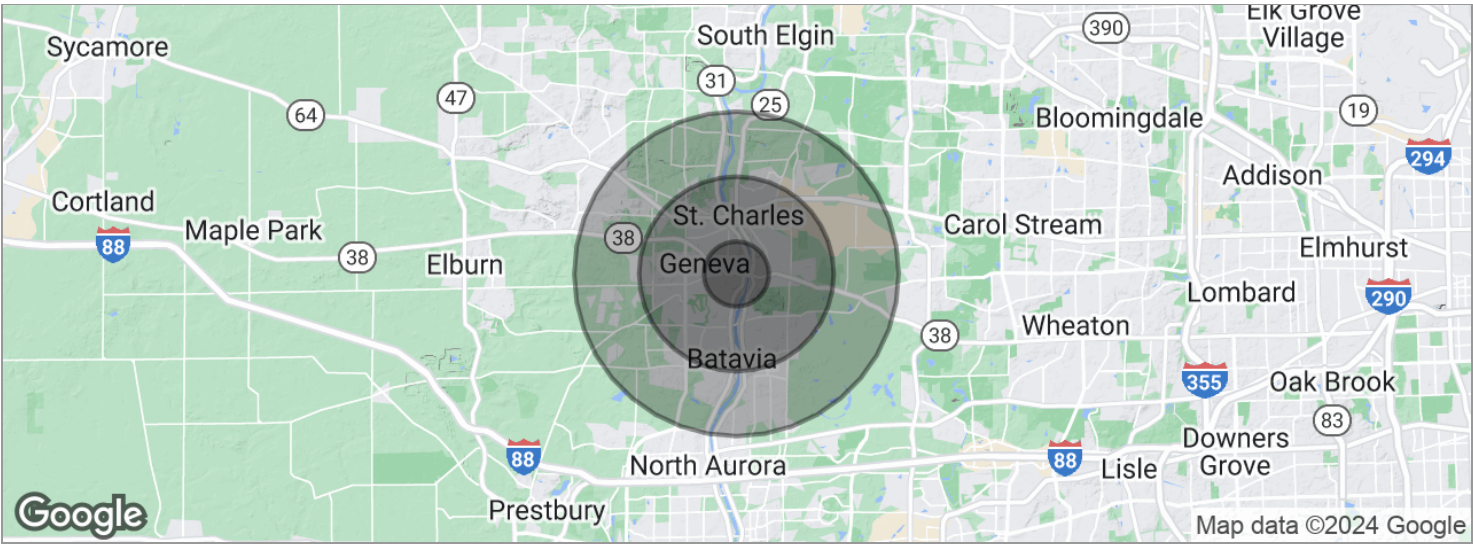


# Regional Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,179	60,907	130,229
Median age	42.3	40.0	38.8
Median age [Male]	41.5	38.5	37.9
Median age [Female]	43.5	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,193	23,286	46,623
# of persons per HH	2.6	2.6	2.8
Average HH income	\$104,867	\$101,031	\$108,269
Average house value	\$364,946	\$345,207	\$365,614

\* Demographic data derived from 2020 ACS - US Census



# Geneva City Info



## HIGHLIGHTS

Kane County Seat  
Festivals  
Shopping  
Recreation  
Arts  
Dining

Airports: O'Hare, Midway, DuPage  
Rail: Geneva Metra Station, Union Pacific West Line  
Pace Bus Routes

Interstates: I-90, I-88, I-355  
State Highways: IL 25, IL 31, IL 38  
County Thoroughfares: Randall Rd, Kirk Rd

Home of Northwestern Medicine-Delnor Hospital

Location of over 1,000 businesses

## GENEVA, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library



# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.