

# FREESTANDING OFFICE BUILDING

422 E STATE STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	2,700 SF
Price / SF:	\$166.67 SF
Rent / SF:	\$14.50 SF
CAM / SF:	\$4.75
Lot Size:	11,813 SF
Year Built:	1961
Renovated:	2019
Zoning:	B3E
PIN:	12.02.378.003
Market:	Chicago - Far West
Submarket:	Kane
Virtual Tour:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

FOR SALE OR LEASE - 2,700 sf one-story office building. Freestanding, single user, masonry construction. Build-out consists of front reception, large central administrative area for cubicles and files, four private offices, break room, storage closets, and restrooms. 8-foot acoustic tile ceilings with generous number of fluorescent lighting fixtures. Furniture available, if needed. Potential to divide into two units. State St [Rt 38] visibility & signage. 2021 Taxes: \$10,811 Also available for lease [\$4,331/mo].

Upgrades include: new furnace [Dec 2019]; resurface parking lot [2017]; awnings [2017]; brick patio installed [2008]; new rubber roof [2007]; A/C units [2003]. Virtual tour available.

Private onsite parking lot for 10 vehicles in rear. Accessed from Kansas St, via driveway easement across neighboring property.

## LOCATION OVERVIEW

East side of Geneva. On south side of State St [Rt 38]. Between Nebraska and Kansas St. Traffic Counts [City of Geneva 2020]: 26,600 VPD.



Aerial



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# Highlights

## SALE HIGHLIGHTS

- FOR SALE OR LEASE
- 2,700 sf masonry office building
- Freestanding, single-occupancy
- Owner/user opportunity
- State St (Rt 38) visibility & signage
- Private parking lot (10 cars)
- New furnace Dec 2019
- Virtual tour available



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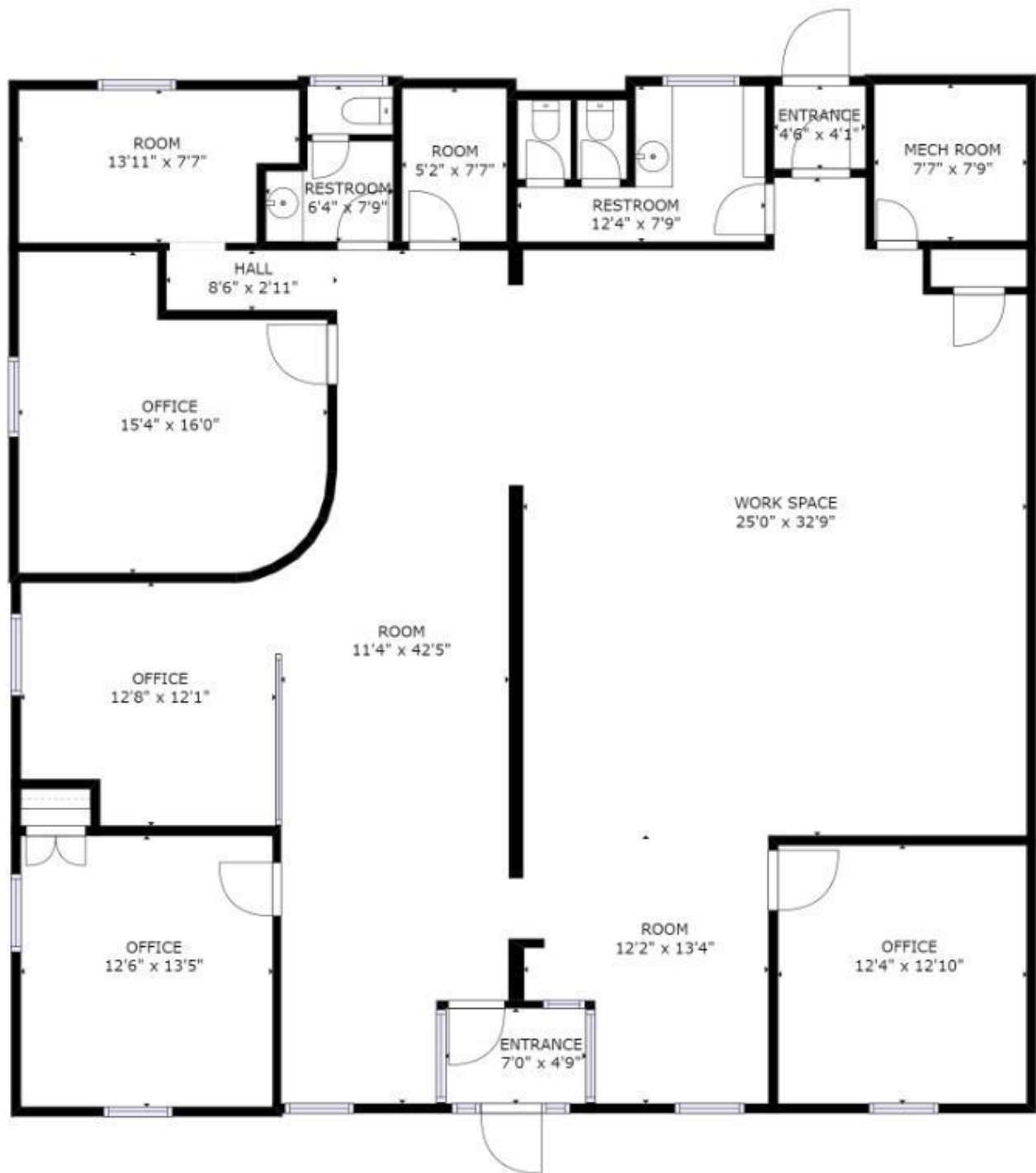


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Airlock Front Entrance



Reception Area



Cubicles



Cubicles



Break Room



Restroom

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# Offices



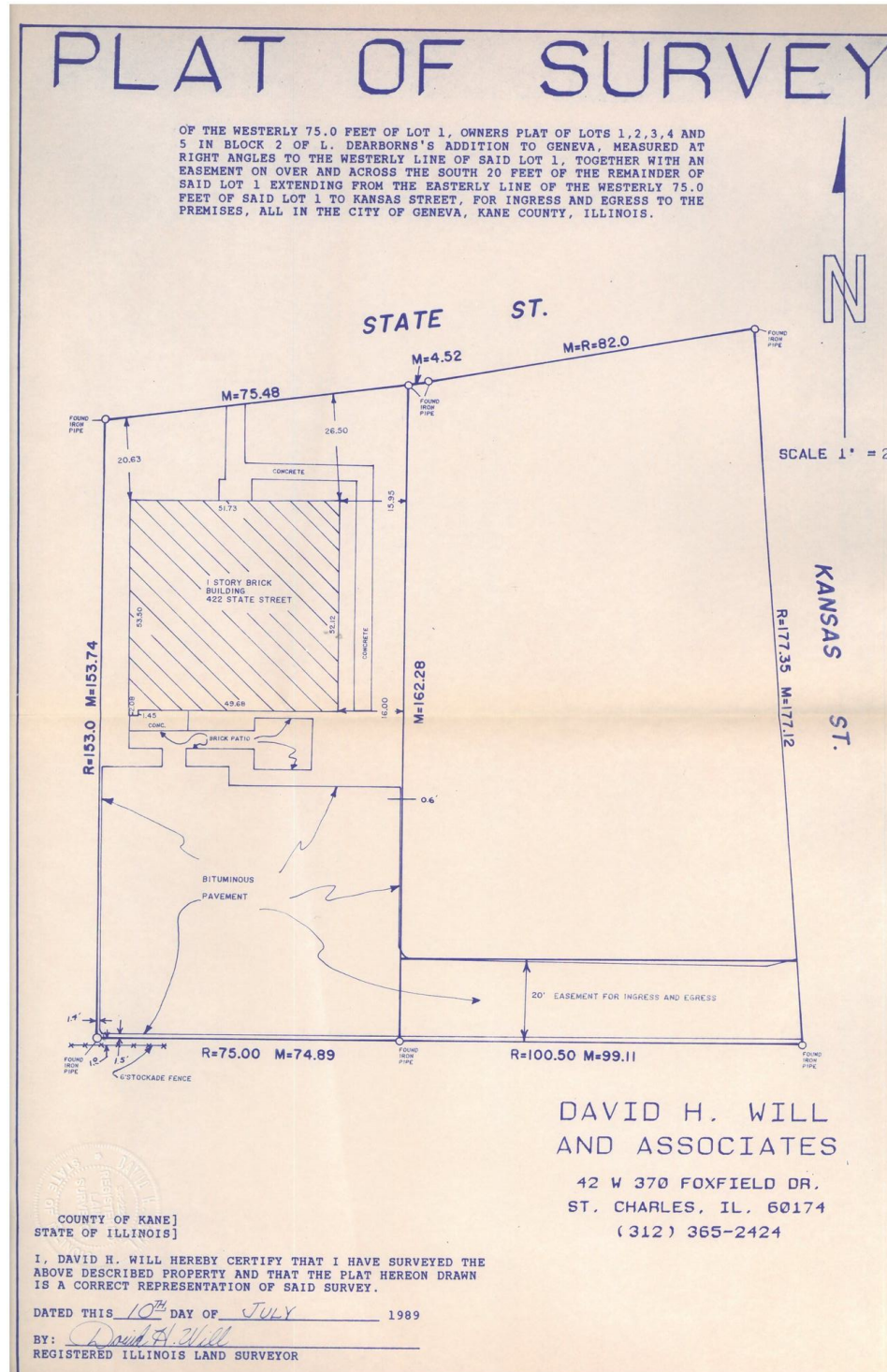
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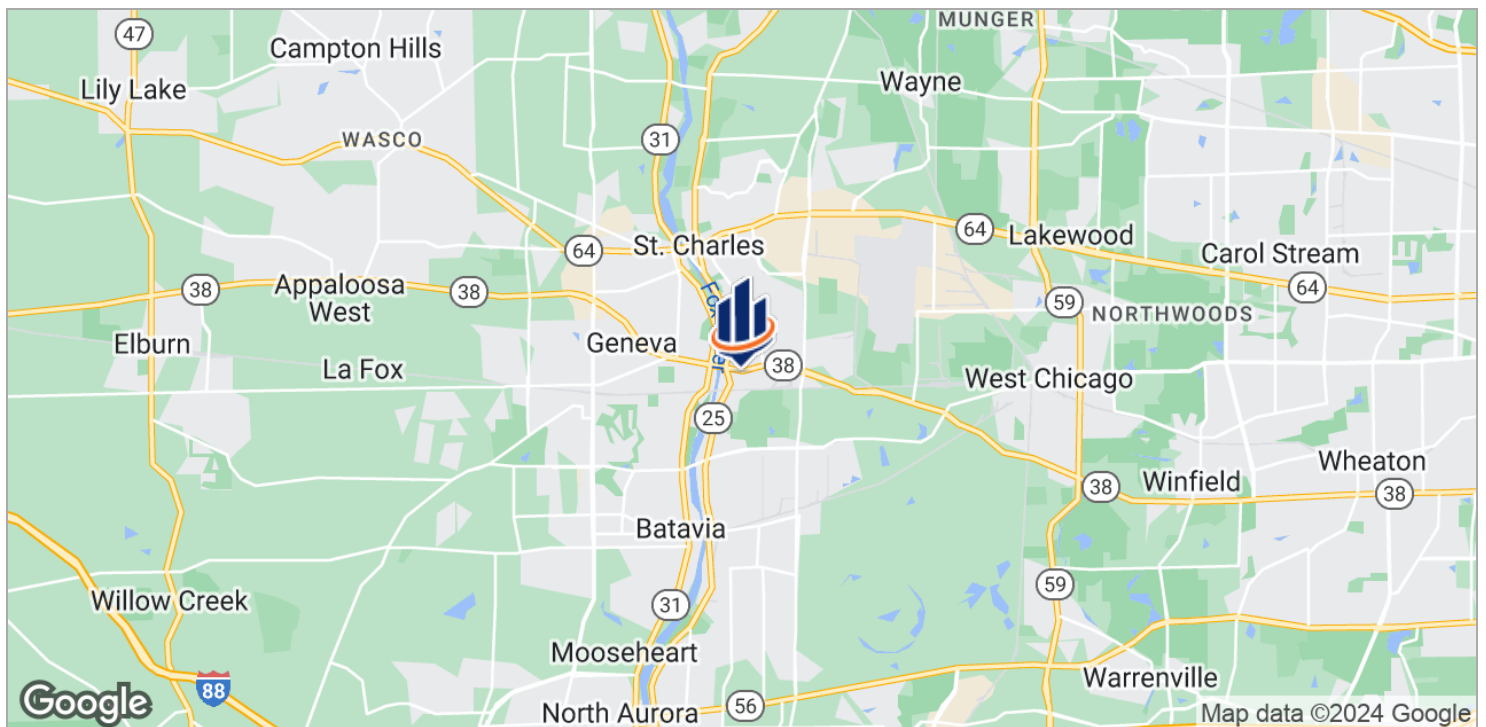
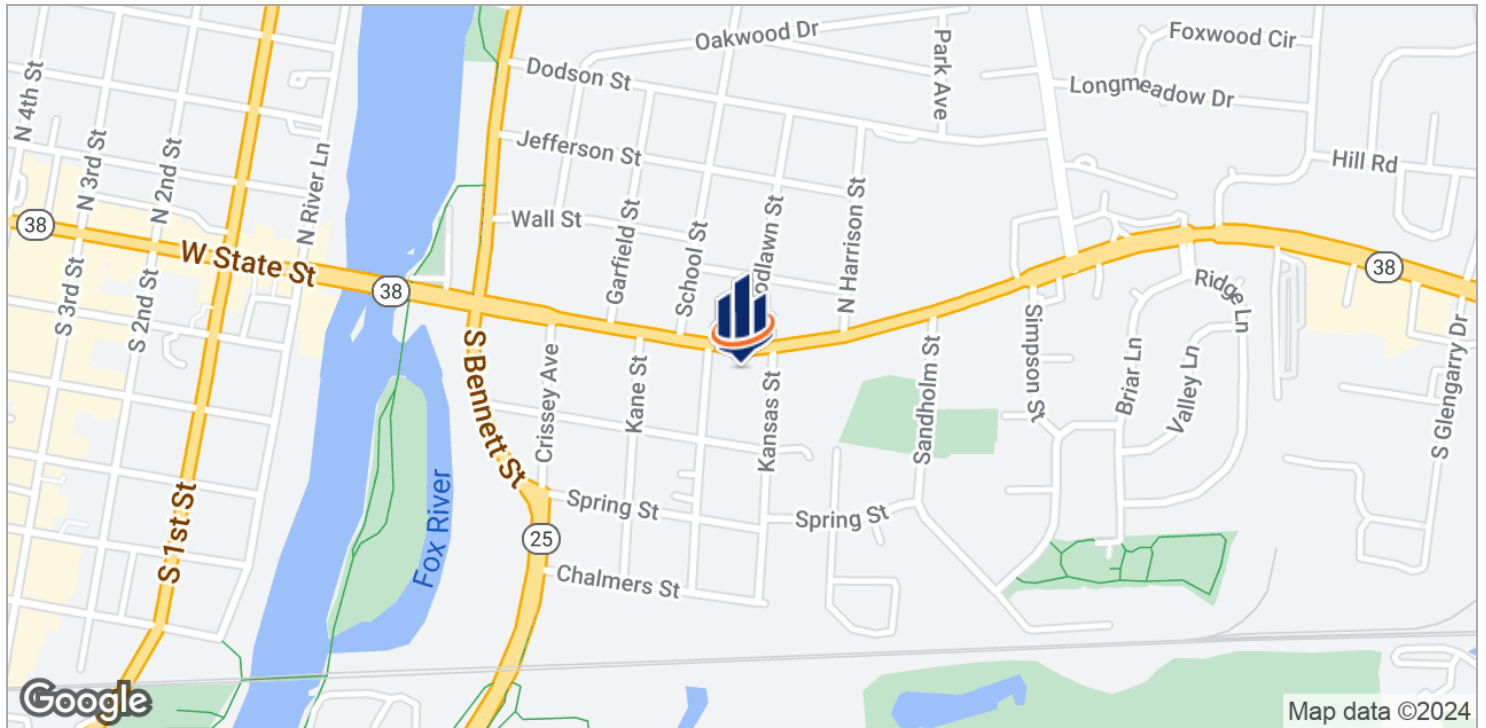
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# Plat Of Survey



# Location Maps



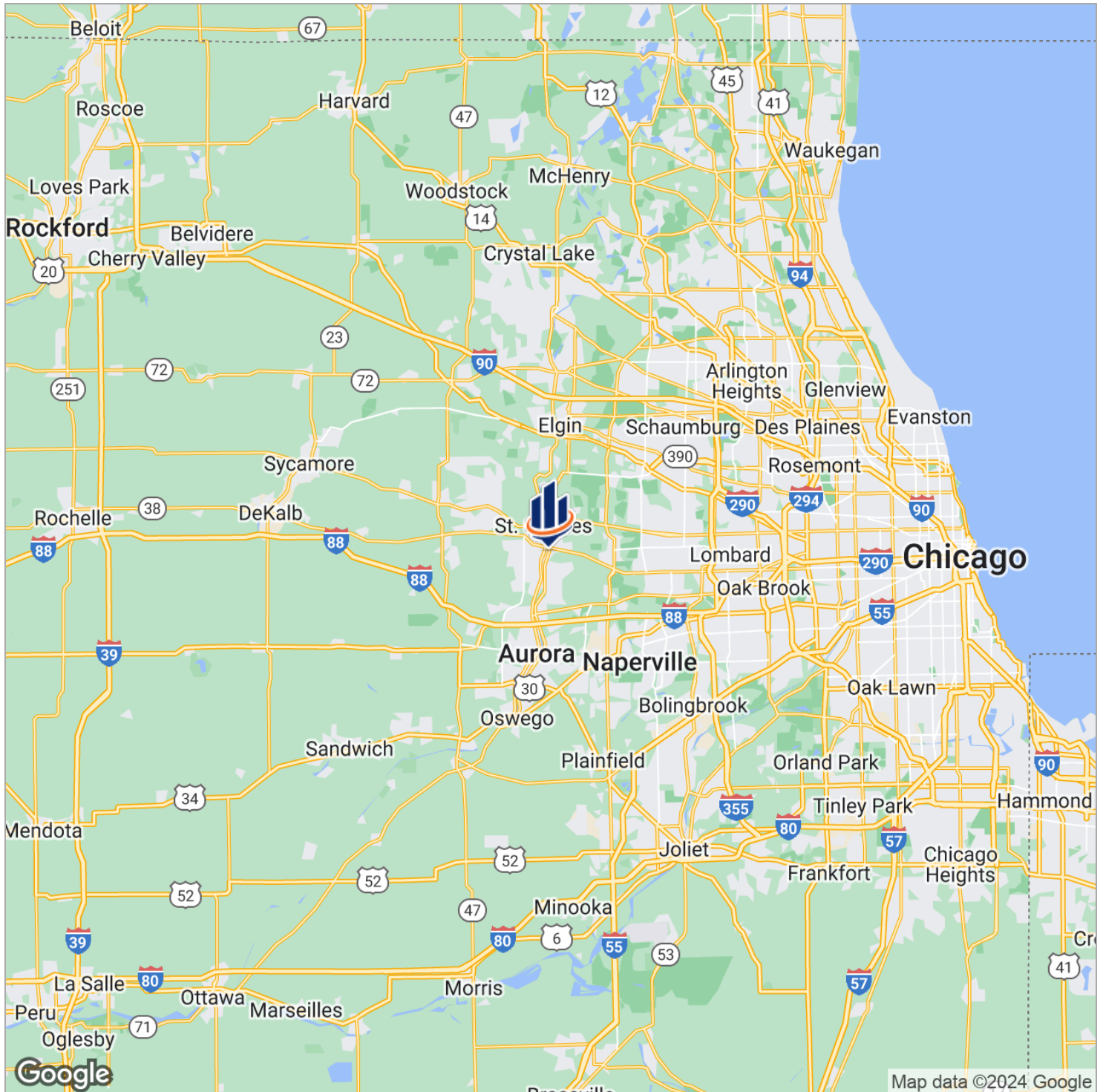
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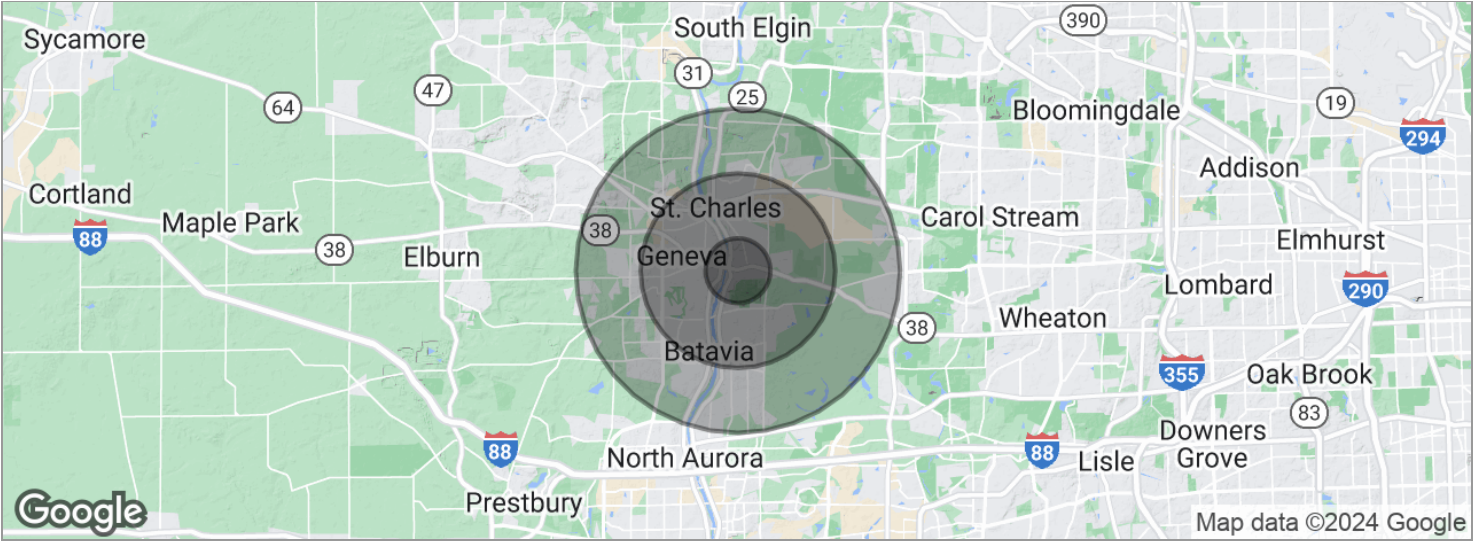


# Regional Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,839	58,704	128,306
Median age	37.1	39.4	38.7
Median age [Male]	35.4	38.0	37.9
Median age [Female]	40.6	41.7	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,761	22,396	45,963
# of persons per HH	2.7	2.6	2.8
Average HH income	\$97,954	\$98,417	\$106,570
Average house value	\$357,981	\$342,895	\$361,503

\* Demographic data derived from 2020 ACS - US Census