

ST. CHARLES IL OFFICE CONDO - SUITE 190

1750 E MAIN STREET, UNIT 190
SAINT CHARLES, IL 60174

Neil Johnson



DISCLAIMER

ST. CHARLES IL OFFICE CONDO - SUITE 190 | 1,675 SF | SAINT CHARLES, IL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



All SVN® Offices Independently Owned & Operated.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Executive Summary



SALE OVERVIEW

SALE PRICE: \$159,125

UNIT SIZE: 1,675 SF

PRICE PER SF: \$95.00

ZONING: BC - PUD

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Surrey Woods Dr

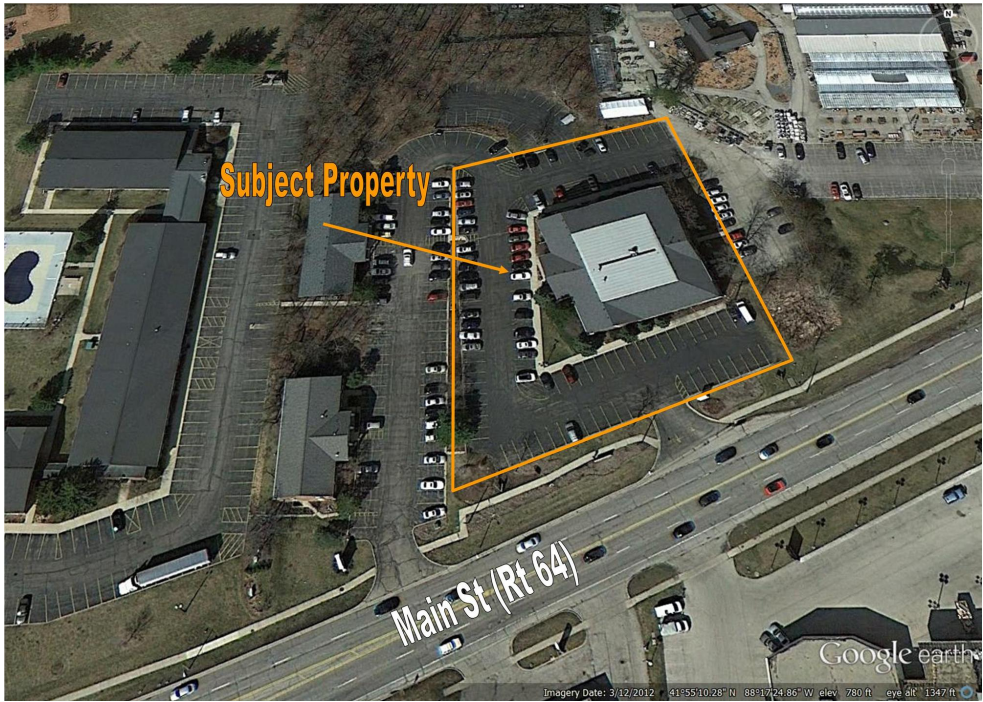
PROPERTY DESCRIPTION

REDUCED SALE PRICE. Also for lease. 1,675 sq ft office condo in professional office campus setting. Upscale, executive finishes. Furnishings negotiable. Features reception / admin area, multiple private offices, break room / kitchenette, conference room. Near front entrance. Elevator building. Private parking lot. 2016 Taxes: \$5,946. Lease price - \$2,839/mo includes \$12/sf base rent and \$8.34/sf in pass thru costs.

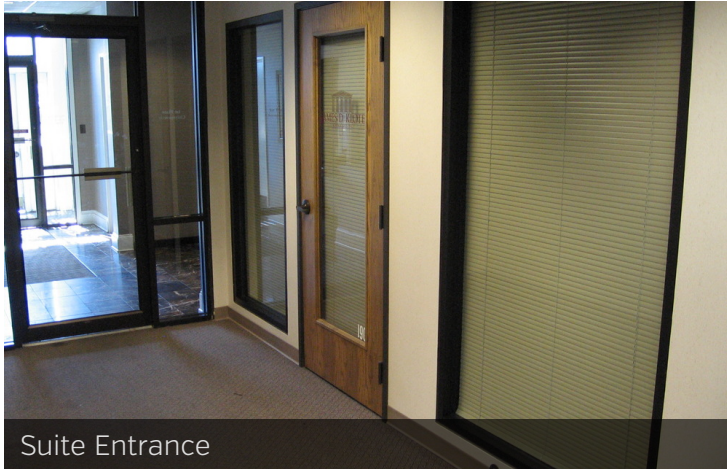
LOCATION OVERVIEW

On east Main St [IL Rt 64], just west of Dunham Road, 0.8 miles west of Kirk Rd, and east of downtown St. Charles. In busy office campus setting with good signage and visibility. Ample parking. Close to shopping and restaurants.

Aerials



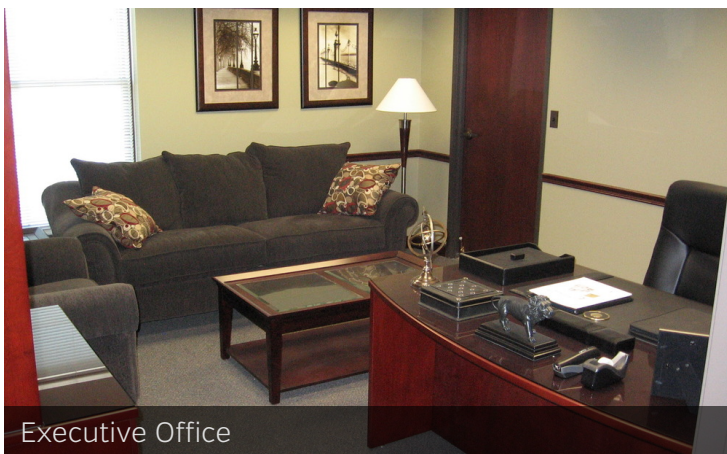
Additional Photos



Suite Entrance



Reception & Offices



Executive Office



Conference Room

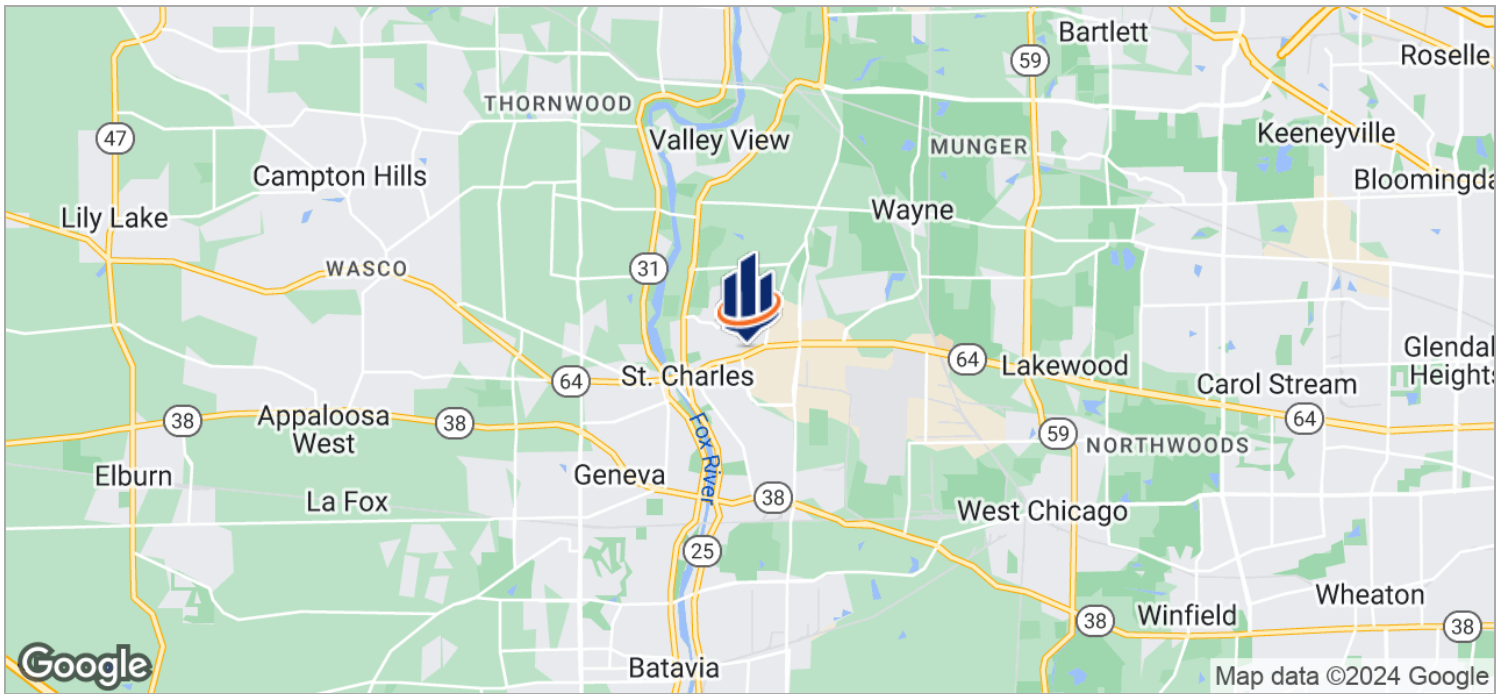
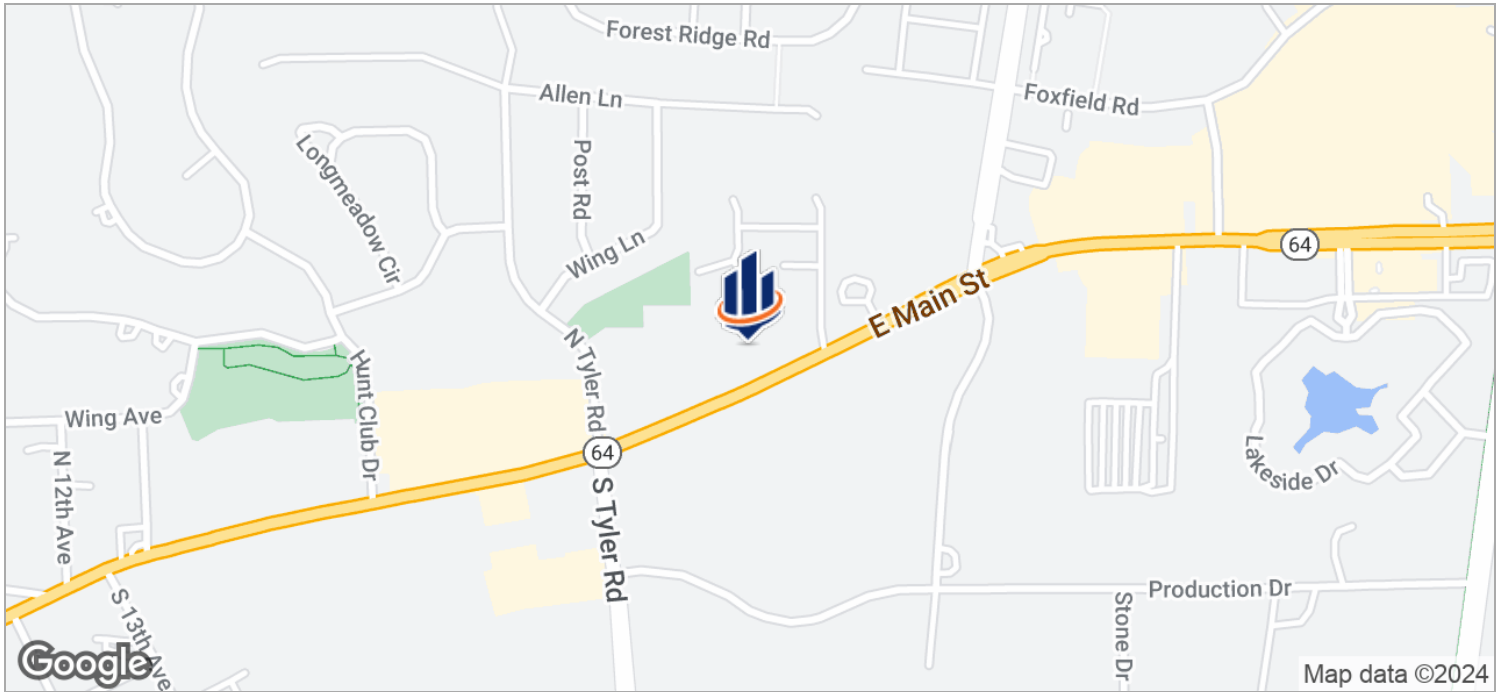


Break Room



Private Office

Location Maps



Regional Map

