



EAST SIDE OFFICE BUILDING

1250 EXECUTIVE PLACE SUITES 301-303
GENEVA, IL 60134

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301
303

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Property Summary



OFFERING SUMMARY

Sale Price: \$279,000

Building Size 3,120 SF

Price Per SF \$89.42

Year Built: 1980

Zoning: GO - General Office

Market: Chicago - far west

Submarket: Kane County

PROPERTY OVERVIEW

FOR SALE OR LEASE: 3,120 sf one story, brick and cedar office building divided into 3 units, which can be combined as needed. Suite 301 (720 sf) is leased to one of the owners at \$700/mo gross + utilities. Suite 302 (800 sf) has outer admin area plus 2 private offices. Suite 303 (1,600 sf) has large admin areas, 4 private offices, kitchenette and copy room.

Each suite has its own outside front entrance. Private parking for office complex. 2016 Taxes: \$9,804. Purchase includes additional 0.14 acre lot across the street. Suites are available for lease at \$12/sf gross + utilities.

LOCATION OVERVIEW

East side of Geneva. Just north of State St [Rt 38], 1/4 mile west of Kirk Rd. Glengarry Dr (across from McDonalds) north to Executive Pl. Turn right. Buildings on right.

Aerials



Highlights

SALE HIGHLIGHTS

- 3,120 sf building in office park
- Far east side of Geneva.
- Three rental units:
- Suite 301 - 720 sf (leased to owner)
- Suite 302 - 800 sf
- Suite 303 - 1,600 sf





Suite 301 Entrance



Suite 302 Entrance



Suite 303 Entrance

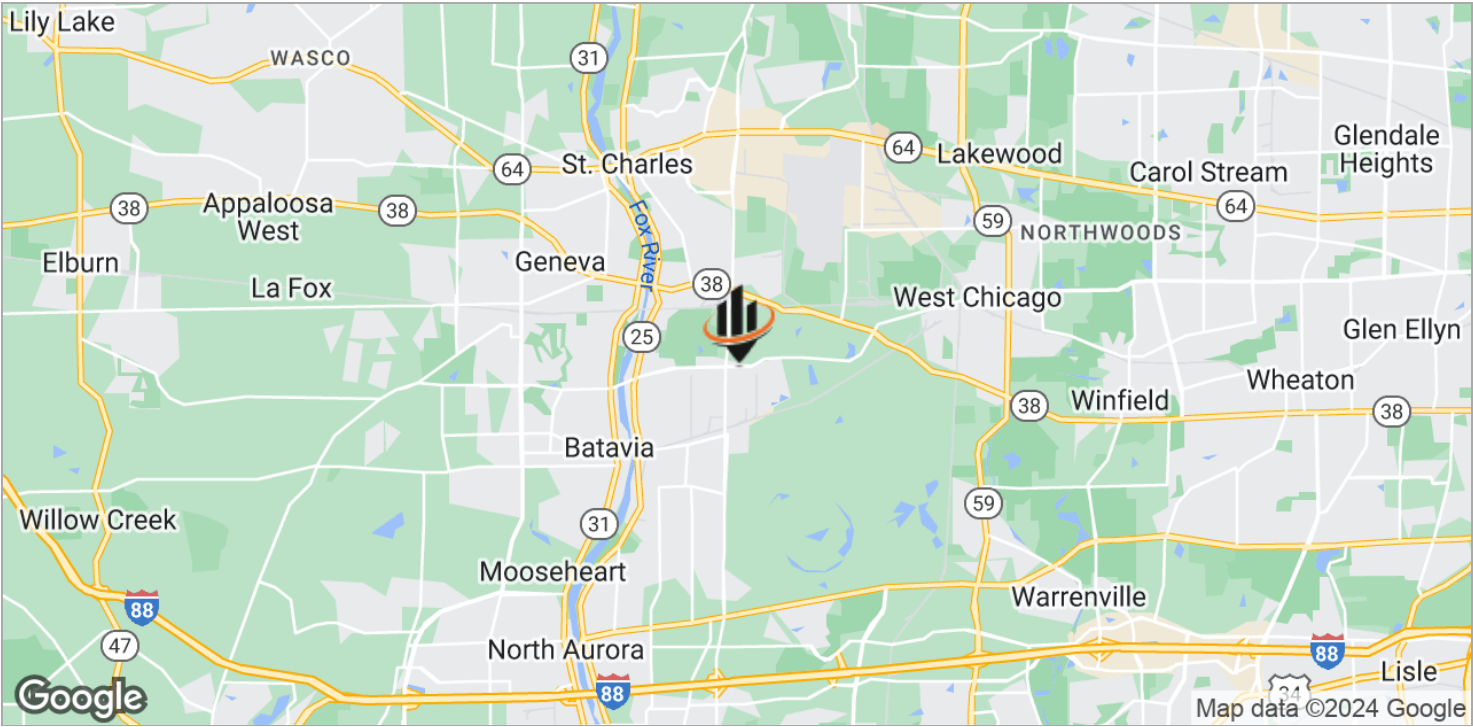
Suite 301



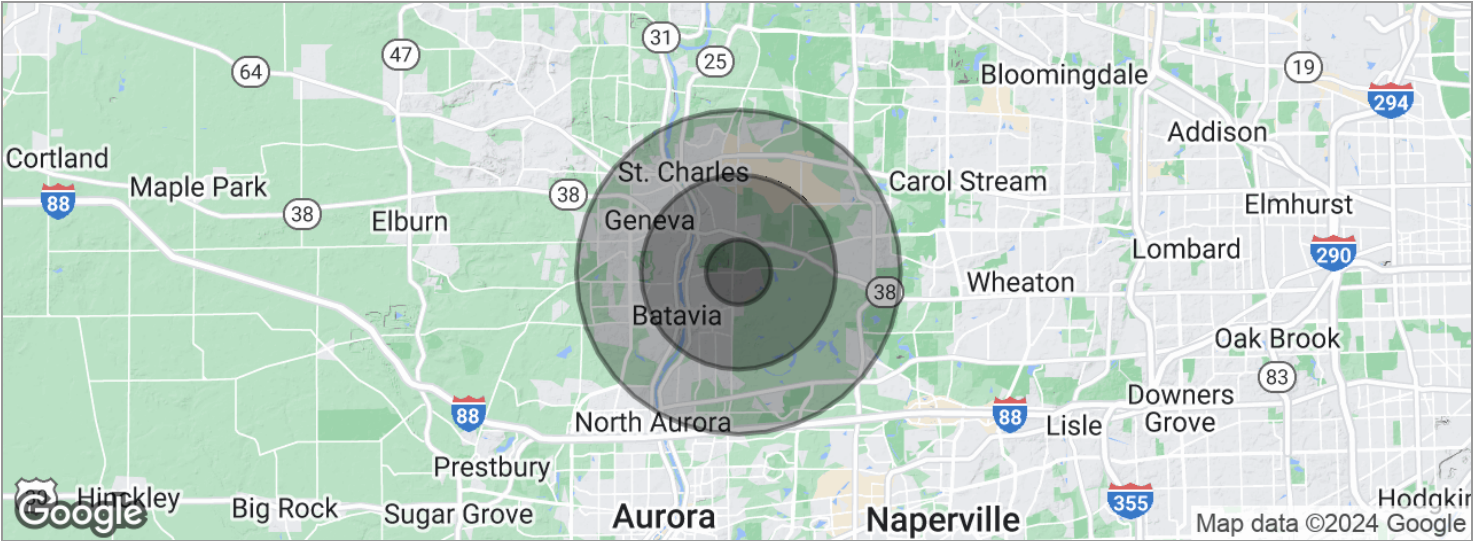
Suite 303



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,036	48,579	123,333
Median age	34.2	37.7	38.6
Median age [Male]	31.8	36.2	37.7
Median age [Female]	39.2	40.3	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,416	17,985	44,192
# of persons per HH	2.9	2.7	2.8
Average HH income	\$92,551	\$96,286	\$104,600
Average house value	\$257,439	\$342,281	\$360,058

* 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.