

ORNATE OFFICE BUILDING FOR SALE

303 N. Main Street, Elburn, Illinois



HIGHLIGHTS:

- ▣ Immediate occupancy
- ▣ Owner/user or investor opportunity
- ▣ Good frontage on Main St. (State Route 47)
- ▣ First and second floor office space, attic access
- ▣ Parking lot (~20 spaces) and two garages
- ▣ 1880's Queen Anne zoned [office / service](#) use, residential possible
- ▣ First floor conference room
- ▣ Three half-bath washrooms
- ▣ Kitchenette
- ▣ Two fireplaces (one with ornate wooden surround and stained glass window)
- ▣ Charming built-ins, stained glass, and wainscoting
- ▣ 5.5 miles (south) to I-88
- ▣ 2.8 miles to [Metra station](#)

FINANCIAL SUMMARY:

- ▣ **BUILDING SIZE:** 3,671 sf
- ▣ **LOT SIZE:** .52 AC
- ▣ **SALES PRICE:** \$367,100 (\$100.00 / sf)
- ▣ **2018 RE TAX:** \$15,362.66 (\$4.18 / sf)
11-05-101-006, Kane



\$5,000 Co-Op Broker Bonus if Property is Under Contract by October 31, 2019*!

* Limited Time Offer

TONY WINTER

630-487-2115 | twinter@suburbanrealestate.com



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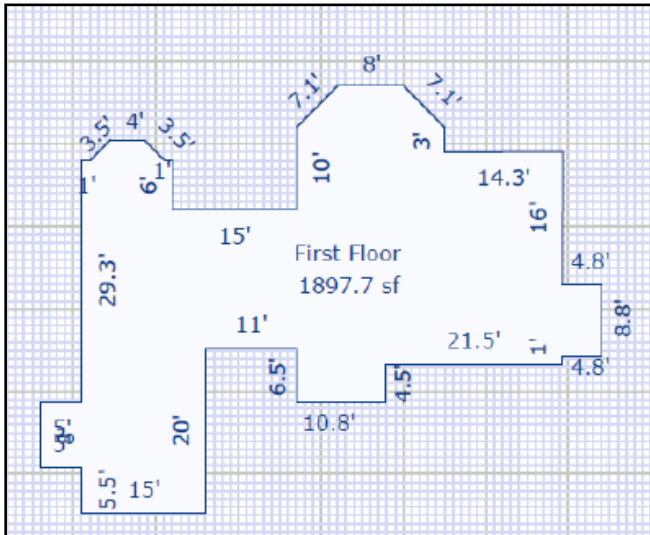
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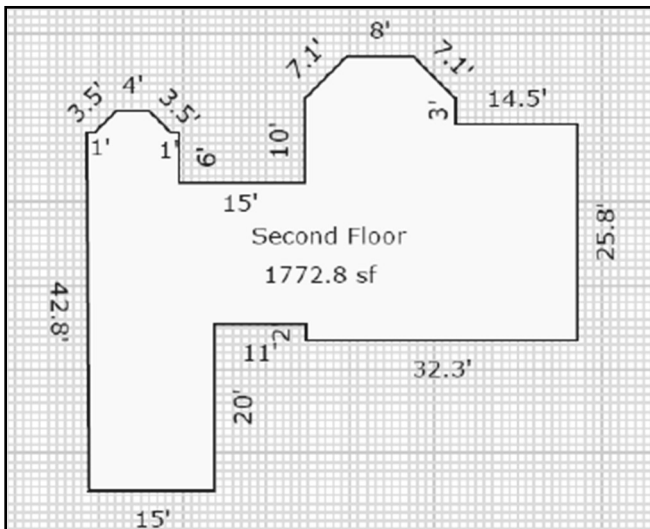
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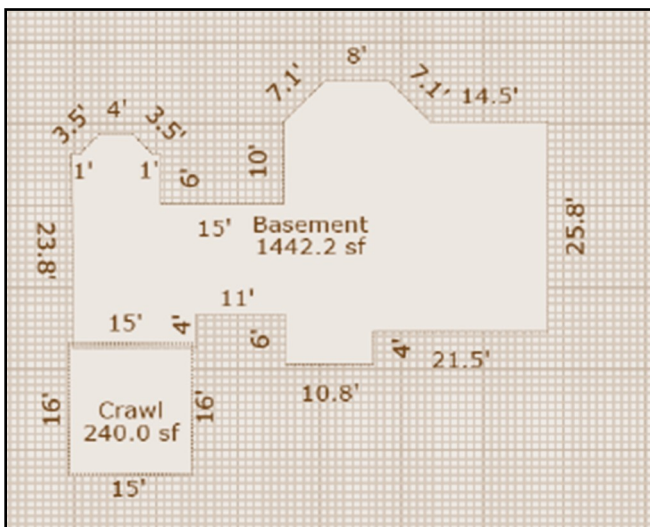
First Floor 1,898 sf (Net)

- One private office
- Two open offices
- Conference room
- Work room/kitchenette
- Waiting area
- Half bathroom



Second Floor 1,773 sf (Net)

- Five private offices
- Open office
- Two half bathrooms



Basement 1,442 sf (Net)

- Unfinished
- Utilities
- Storage



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SOUTH ELEVATION



WEST ELEVATION



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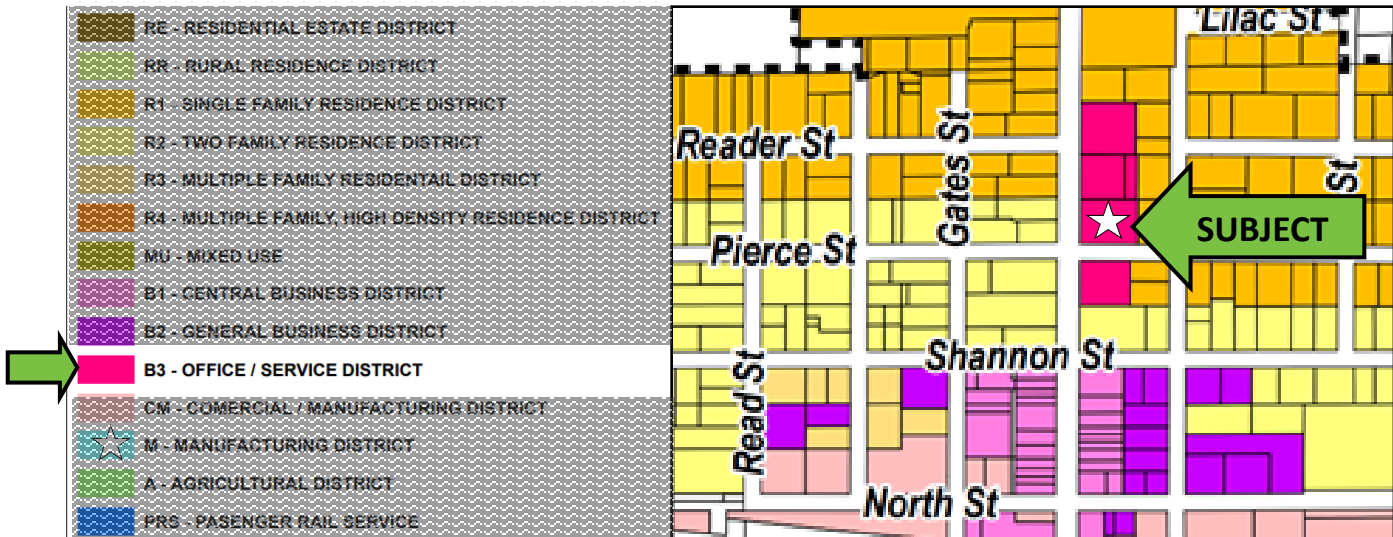
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ZONING & FACTS



Note: This 1880's Queen Anne was converted from residential to office/service use and may be converted back to residential use.



- Elburn, a far western Chicago suburb, is a village in Kane County, Illinois, situated 46 miles due west of the Chicago Loop.
- Once largely rural, Elburn has experienced great growth since the 1990's
- Metra offers service from Elburn to Chicago on the Union Pacific/West Line.
- Elburn has charming rural qualities yet also offers a nice mix of retail, dining, and convenience options.
- Elburn's eastern neighbors are the "Tri-City" Communities of Geneva, Batavia, and St. Charles.



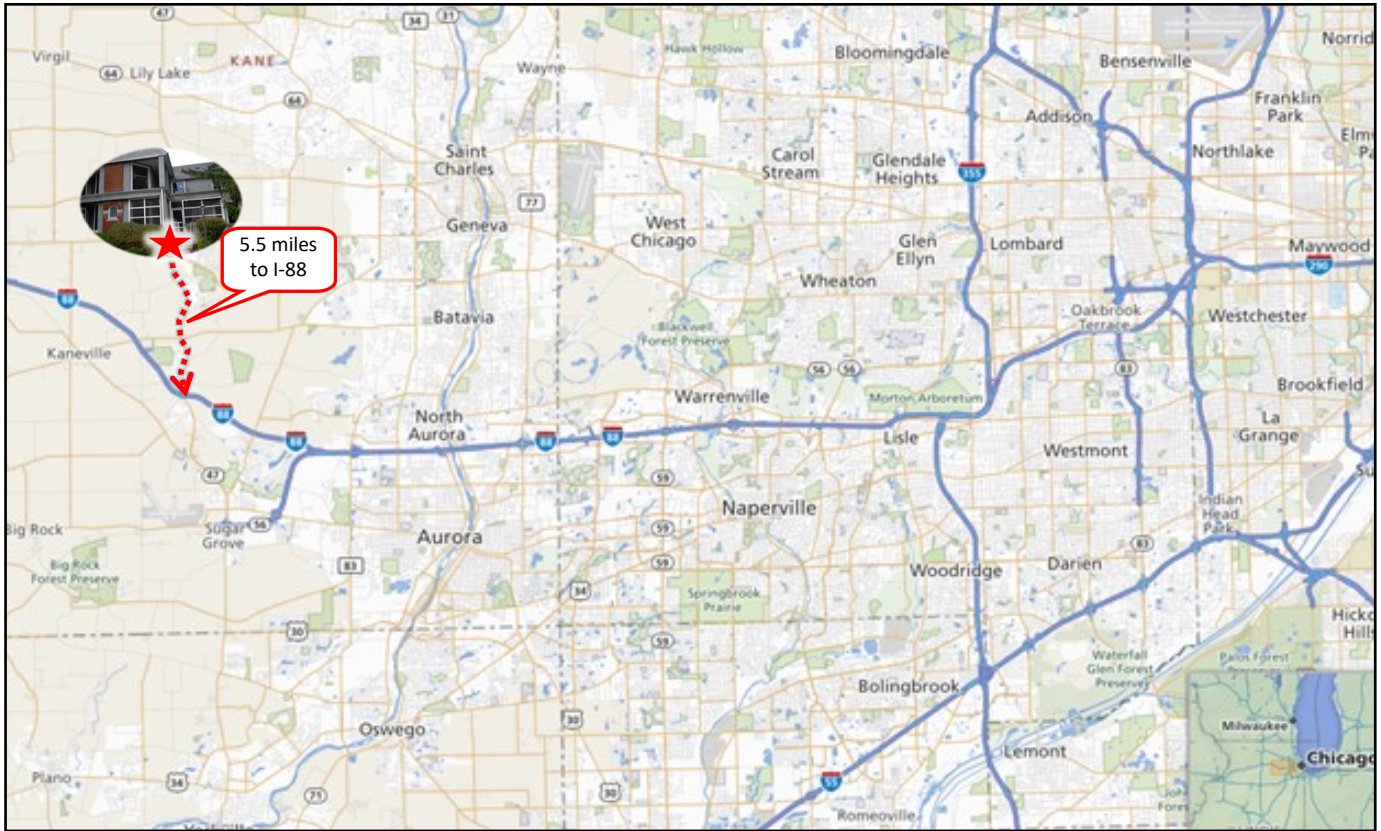
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