



±7,271 SF FOR SALE OR LEASE

1 S. LIBERTY STREET

ELGIN, ILLINOIS 60120



CONTACT INFORMATION

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EXTRAORDINARY

40
YEARS

FOR SALE OR LEASE

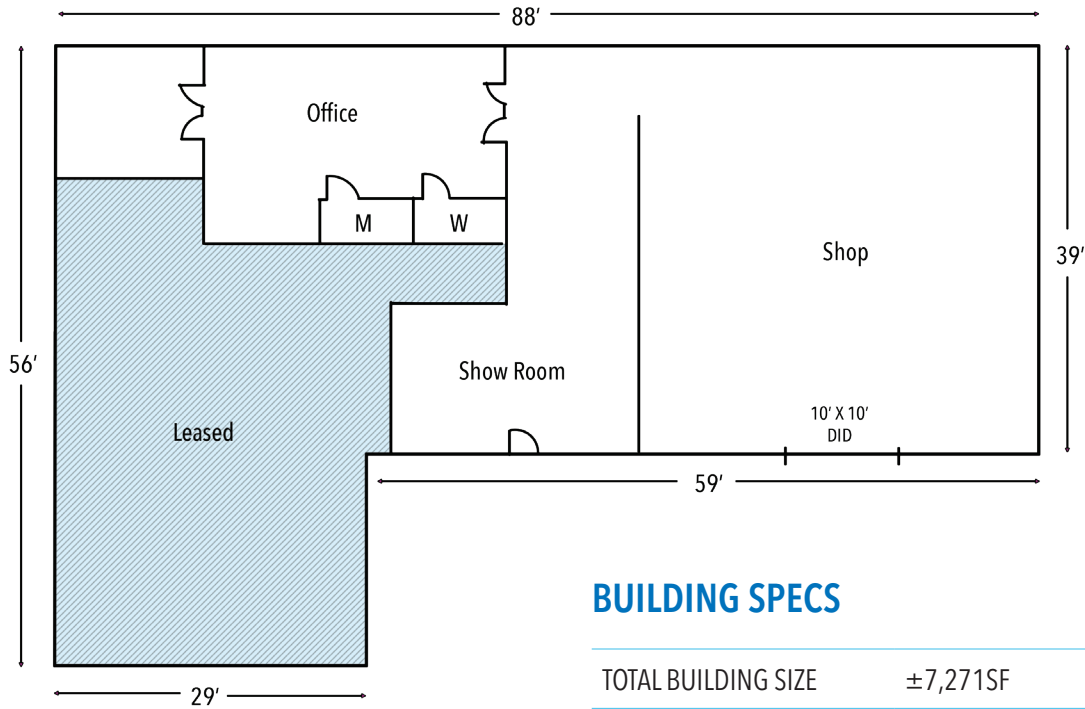
1 S. LIBERTY STREET | ELGIN, ILLINOIS



5600 N. River Road, Suite 150
Rosemont, IL 60018

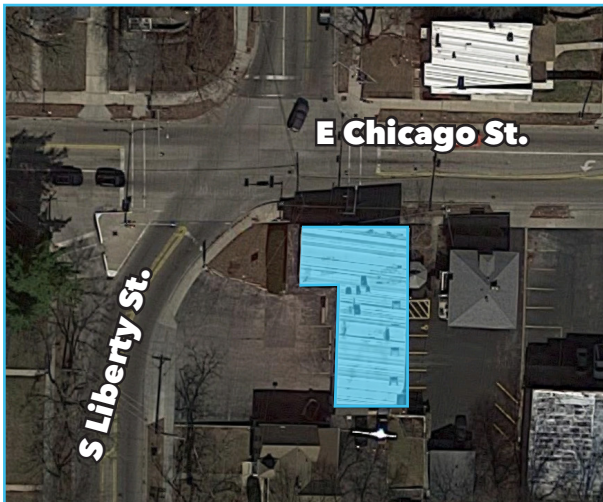
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BUILDING SPECS

TOTAL BUILDING SIZE	±7,271SF
AVAILABLE SF FOR LEASE	±2,600 SF (Ground Level) ±3,600 SF (Garden Level)
ASKING LEASE RATE	\$8.00 PSF MG - Ground Level \$6.00 PSF MG - Garden Level
SITE SIZE	±0.25 AC
OFFICE SIZE	±600 SF
YEAR BUILT/RENOV.	1985 / 2004
CONSTRUCTION	Masonry
LOADING	2 DID (10' x 10' each)
HEATING	GAS
PARKING	15 Surface Spaces
CEILING HEIGHT	12' Clear
ZONING	RB
RE TAXES	\$9,175.52 / \$1.26 PSF (2016)
SALE PRICE	\$425,000 (\$58.45 PSF)



PROPERTY HIGHLIGHTS

- In-place rental income
- Immediate occupancy

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