

Your Vision. Our Dedication. Your Partner.

FOR SALE



3,063 S. F.

PROFESSIONAL OFFICE / MEDICAL SPACE

525 TYLER ROAD

UNIT A & B-1

PINS: 09-26-378-032 & 09-26-378-033



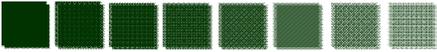
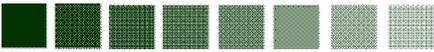


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Property Specifications...

Property Specifications:

Listing Price: **\$390,000 (\$127/s.f.)**

Listing Brokers: Murray Commercial (630) 513-0173

PIN: 09-23-378-032 & 09-26-378-033

Unit Size (sf): 3,063 +/-s.f.

Current Use: Medical Office - Chiropractic & Sports Medicine

Location: Tyler Road, south from Main Street (IL Rte 64)

Zoning: M-2 zoning district of St. Charles

Condominium Association: Tyler Ridge Condominium Association

Share of Common Area Elements: Unit A - 3.75% of Common Area Interest
Unit B - 1.20% of Common Area Interest

Condominium Declarations: Kane County Doc. # 90K08890
Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Tyler Ridge Condominium

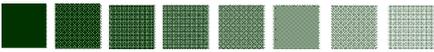
Surrounding Uses: Commercial office condominiums, Industrial, Retail & Residential

Township: St. Charles

Real Estate Taxes: \$9,427 (2014 payable 2015)

Flood Plain: Property does not appear to be within a Flood Plain Area [see attached]





Property Improvements...

First Floor:

- ◆ Private Offices /
Treatment Rooms: 6

- ◆ File Area

- ◆ Reception

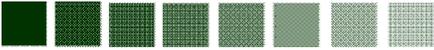
- ◆ Physical Therapy Room

Loft Area:

- ◆ Private Offices: 2

- ◆ Kitchenette Area

- ◆ Restroom w/ Shower

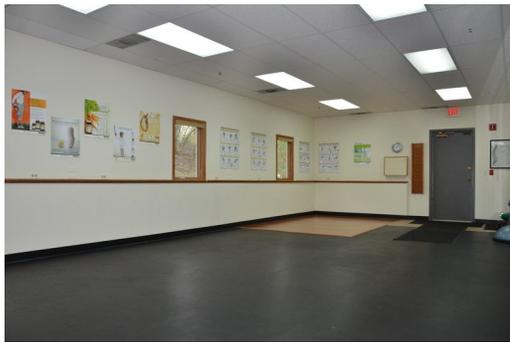


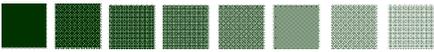
Property Improvements...





Property Improvements...





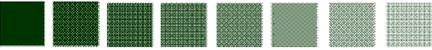
Site Location / Aerials ...





Sidwell Map ...





Site Location / Aerials ...



OPERATING EXPENSES...

OPERATING COST SUMMARY - Estimated

Unit A & B-1

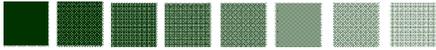
Bldg. Rentable S.F.: 3,063

	<u>\$'s</u>	<u>\$/s.f.</u>
<u>Common Area Maintenance (CAM)</u>		
Tyler Ridge Condo Dues	\$ 6,523	2.13
Utilities - Water & Sewer	included in Condo Assoc.	
Utilities - Electric & Gas	\$ 3,829	1.25 (estimated)
TOTAL CAM	\$ 10,352	3.38

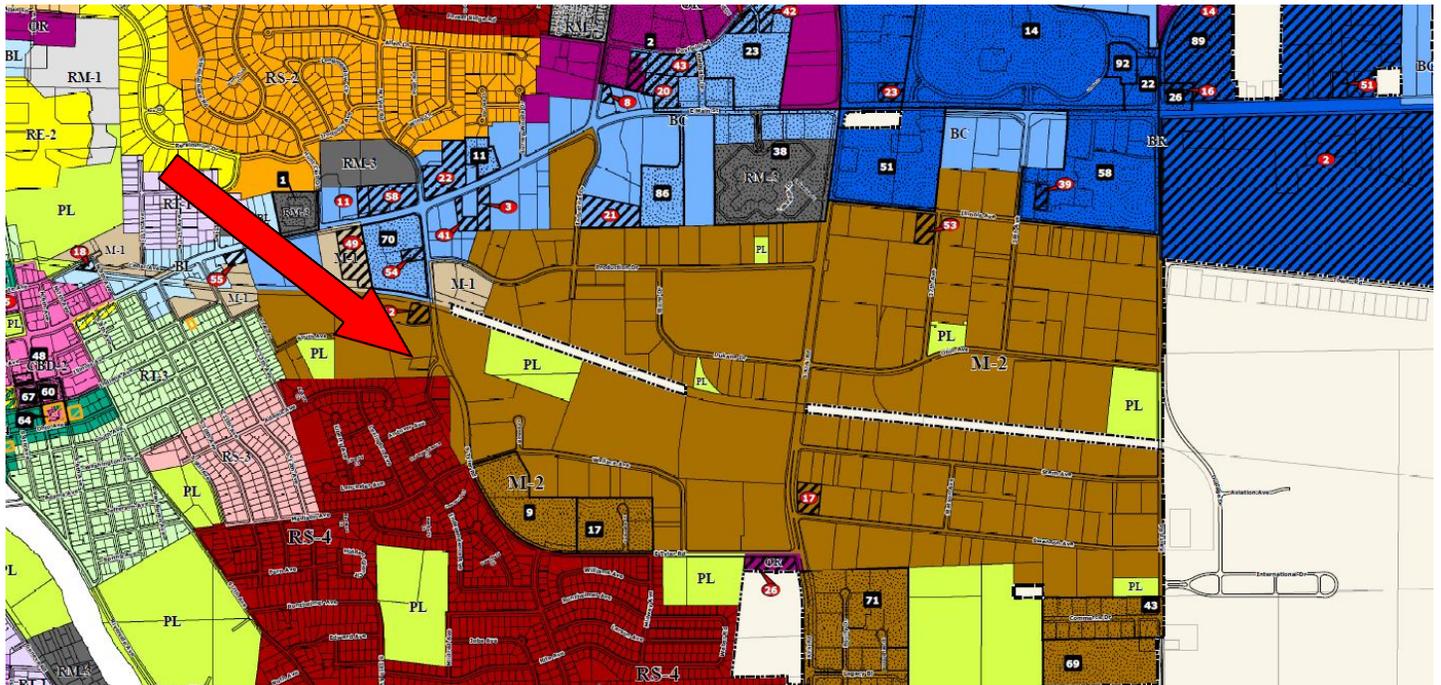
Taxes - 2014 pay 2015:

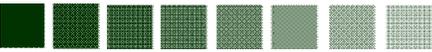
09-26-378-032	\$ 7,797	\$ 2.55
09-26-378-033	\$ 1,630	0.53
TOTAL TAXES	\$ 9,427	3.08

TOTAL CAM & TAXES	\$ 19,779	\$ 6.46
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Zoning Map ...





Tax Assessments ...

2014 Payable 2015 Tax Data:



David J. Rickert, CPA
Kane County Treasurer

719 South Batavia Ave
Geneva, Illinois 60134
(630) 232-3565

Kane County 2014 Payable 2015 Property Taxes

Parcel		09-26-378-032																																						
Property Location IL	Mailing Address HESTRUP, WILLIAM E & DEBORAH L. 525 TYLER RD UNIT A & B1 SAINT CHARLES, IL 60174-3305	Tax Rate 9.618239	Tax Code SC-005																																					
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Tax History																																								
Year	Base Tax Due																																							
Current Year	7796.74																																							
2013	7644.60																																							
2012	8581.76																																							
2011	7983.50																																							

Tax Sale/Redemption Information

Kane County Clerk, John A. Cunningham
Tax Redemption Department 630/232-5964



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Current Year	1630.20																																							
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Kane County Clerk, John A. Cunningham
Tax Redemption Department 630/232-5964

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