

FOR SALE



Real Estate Brokerage &
Asset Management

606 S. Riverside Ave., St. Charles, IL

ST. CHARLES INVESTMENT OPPORTUNITY ...

Listing Price: \$ 695,000

- PIN: 09-34-216-006 & 09-34-217-003
- Acreage: .75 acres (inclusive of additional lot)
- Current Use: Professional Medical Building
- Location: Northeast quadrant of the Fox River and Prairie Street
- Zoning: RT-3, Traditional Single Family Residential with a special use for professional office
- Improvements: 7,300+/- building
5,550+/- rentable s.f.
- Surrounding Uses: Residential
- Township: St. Charles

7,300 S.F. MEDICAL OFFICE BUILDING

SOLID TENANT BASE



For more information please contact:
Jace Murray 630.513.2605 or visit www.murraycommercial.com

FOR SALE

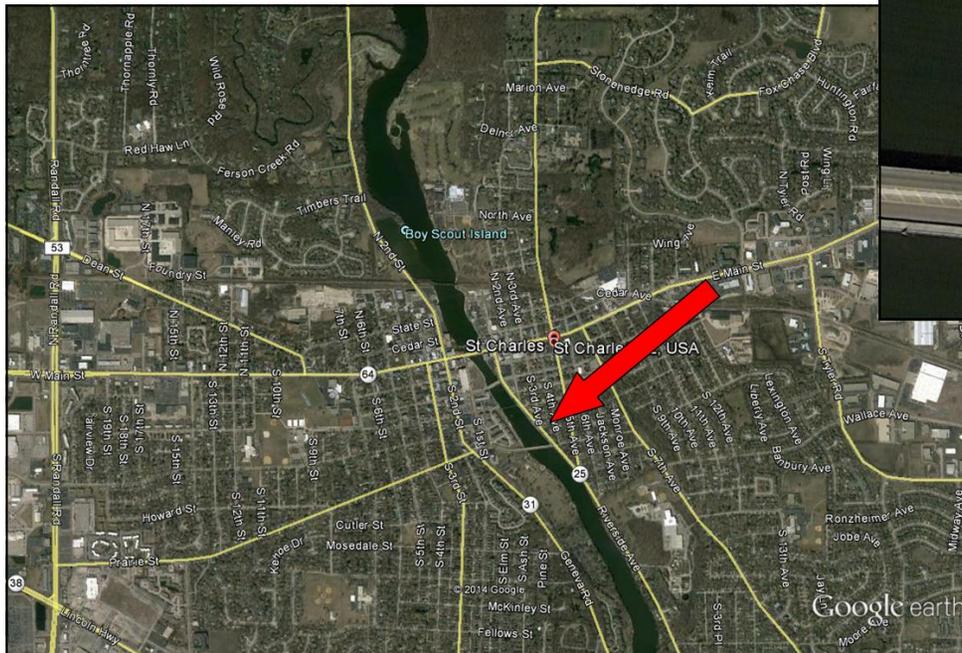


606 S. Riverside Ave., St. Charles, IL

Real Estate Brokerage &
Asset Management

Property Highlights:

- Longstanding tenant base with solid leases in place
- Building demised into three (3) professional medical offices
- Ideal location in downtown St. Charles overlooking the Fox River



AGENCY RELATIONSHIP. Thank you for allowing Murray Properties the opportunity to share this information and/or show you the above referenced property. Under State Law this activity does not result in the Sales Associate acting as your agent. Jace Murray, Broker, with Murray Properties, Inc., shall be acting as the designated agent for Owner. As a result, Jace Murray will not act as a Dual Agent or be acting as an agent for a prospective tenant or purchaser. The information contained herein was obtained from sources believed to be reliable; however, Murray Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

For more information please contact:
Jace Murray 630.513.2605 or visit www.murraycommercial.com