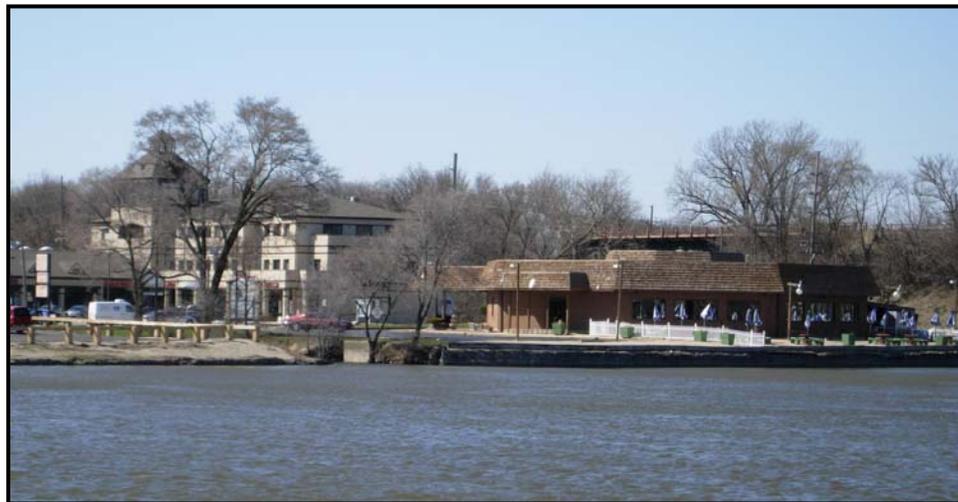


## PROPERTY PROFILE

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**FOR SALE**  
**RARE FOX RIVER FRONTAGE**  
**DOWNTOWN ST. CHARLES, ILLINOIS**



- Location:** 320 N. 2<sup>nd</sup> Street (Route 31)  
St. Charles, Illinois
- Building:** A single-story masonry structure of approximately 6,500 sq. ft. with 64 parking spaces.
- Land:** 1.25± Acres (approximately 55,318 sq. ft.) protected with a sea wall.
- Use:** Restaurant / Retail / Office
- Zoning:** CBD-1
- Investment Notes:** A magnificent waterfront site with outstanding view along the Fox River. A strategic property within the vibrant downtown St. Charles.
- Contact:** Bill Berndt  
773.714.2147  
[bberndt@painewetzel.com](mailto:bberndt@painewetzel.com)
- Ed Barnett  
773.714.2144  
[ebarnett@painewetzel.com](mailto:ebarnett@painewetzel.com)

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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

**Industrial/Commercial Real Estate Worldwide**

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