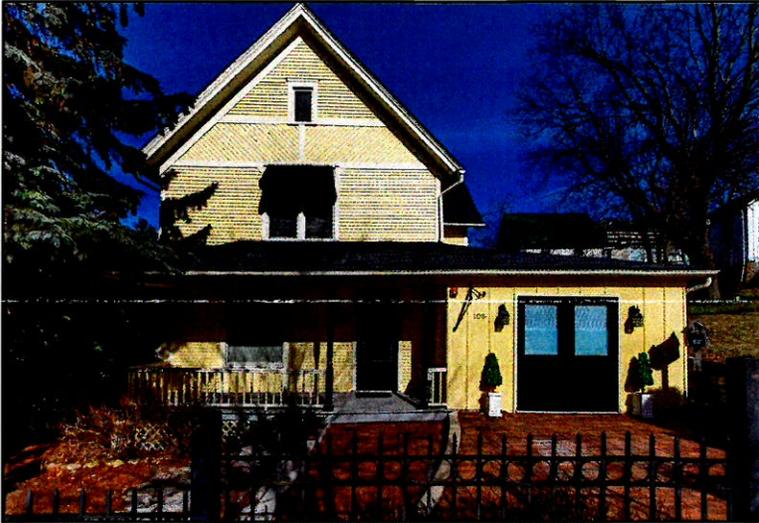


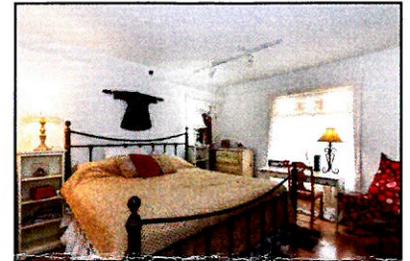
Looking to Expand Your Business?
Want Your Home and Business in the Same Location?
LOOK NO FURTHER!



- Mixed use property
- Located in the Century Corners Historic shopping district
- Right across from the river
- Lots of charm
- Currently used as a 2-flat
- Exterior access to basement
- Lower level could be a showroom or 2 bedroom apartment
- Meticulously maintained

108 State Ave, St. Charles

\$289,900



Wow! It doesn't get any better! Awesome mixed use property in the Century Corners Historic shopping district! Currently used as a 2-flat, but previously had a business in the lower level! Would be great coffee/tea shop or antiques small business! Lots of charm! Upper unit features a one bedroom rental with spacious living room, full bath, kitchen and laundry hook-up! Lower unit could be a 2 bedroom unit or set up with a showroom! Exterior access to basement which is helpful for business storage! Beautiful brick patio, iron fence, front porch, courtyard and it's right across from the river! Owner has meticulously maintained this property and priced it to sell! All up to code! Run a business or live in town! Great opportunity!

Proudly Presented by Bob & Lisa Wisdom—Team Wisdom



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