



CITY OF ST. CHARLES, IL
 Economic Development Department, 2 E Main St, St. Charles, IL 60174
 Phone: (630) 443-4093 Fax: (630) 762-7066
 website: www.stcharlesil.gov e-mail: econdev@stcharlesil.gov

AVAILABLE COMMERCIAL SITES AND BUILDINGS

CONFIDENTIAL: Yes ___ No X

Building name: 1204 E. Main St.

Address/location: 1204 E. Main St

City: St. Charles, Illinois ZIP: 60174 County: Kane X DuPage ___

Business District: * EG X CBD ___ WG ___ EG-Ind. ___

*EG: East Gateway; CBD: Central Business District; WG: West Gateway; EG-Ind: Industrial Park

<input checked="" type="checkbox"/> (BL) Local Business District	<input type="checkbox"/> (M-1) Special Manufacturing (M-2)	Suitable for:	Abbreviation
<input type="checkbox"/> (BC) Community Business District	<input type="checkbox"/> Limited Manufacturing (PUD)	Industrial:	Indst
<input type="checkbox"/> (BR) Regional Business District	<input type="checkbox"/> Planned Unit Development (SU)	Office:	<u>Off</u>
<input type="checkbox"/> (CBD-1) Core Central Business	<input type="checkbox"/> Special Use Other (Please Note)	Retail:	Retail
<input type="checkbox"/> (CBD-2) Periphery Central Business		Land:	Lan
<input type="checkbox"/> (OR) Office Research			

Contact

Contact: Russ Nelms
 Broker/firm: Colwell Banker Commercial
 Address: 2690 E. Main St. NW
 City: St. Charles
 State: IL Zip: 60174
 Phone: Cell - 847-409-9091
 Fax: _____
 Mobile Number: 630-584-4632
 e-mail: Russ.Nelms@cbexchange.com

Size

Site: .30 Total Acres
 Building: 1134 Total s.f.
 Available Space _____
 # of Parking Spaces 12

If indst: _____ s.f. for indst-whse and _____ for office
 Year Built 1950

Comments:

Highly visible corner location with lighted sign. Beautiful first floor office space filled with character. Gracious entry, private office, 4 additional offices, book shelves, storage and use of basement. Excellent condition. Ample parking. Perfect for attorneys, accountants, mortgage or insurance brokers and the like. Landlord pays taxes and insurance. Tenant pays all other. Realtor owned.

Available for multiple tenants?

___ already subdivided
 ___ may be subdivided
X not sub dividable

Availability

Available for:
 ___ Sale only
X Lease only
 ___ Sale or Lease

Terms: X gross (modified gross)
 ___ net
 ___ net-net
 ___ triple net

Sale Price: \$ — (total)
 Lease Price: \$ 12.70/SF
 CAM (Common Area Maintenance): \$ 2.29
 Real Estate Taxes: Rate n/a /\$100
 Paid \$ n/a (year ___)) landlord pays

Please notify us when property status changes (i.e. occupied, etc.) If available, you may also send a digital photo of this property via e-mail to: econdev@stcharlesil.gov

