



# LIGHT INDUSTRIAL CONDO

3712 ILLINOIS AVE  
ST CHARLES, IL 60174

---

**Brian Haney**  
Advisor  
630.938.4950  
[brian.haney@svn.com](mailto:brian.haney@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	4,377 SF
Price / SF:	\$85.68
Zoning:	M2
Ceiling Height	24'
Market:	Chicago West Suburban
Submarket:	Kane County
Year Built:	2000

## PROPERTY OVERVIEW

DO NOT DISTURB OWNERS OR EMPLOYEES.

This 4,377 industrial condo is part of an attractive 81,600 sf precast concrete, multi-unit building on 2.92 acres.

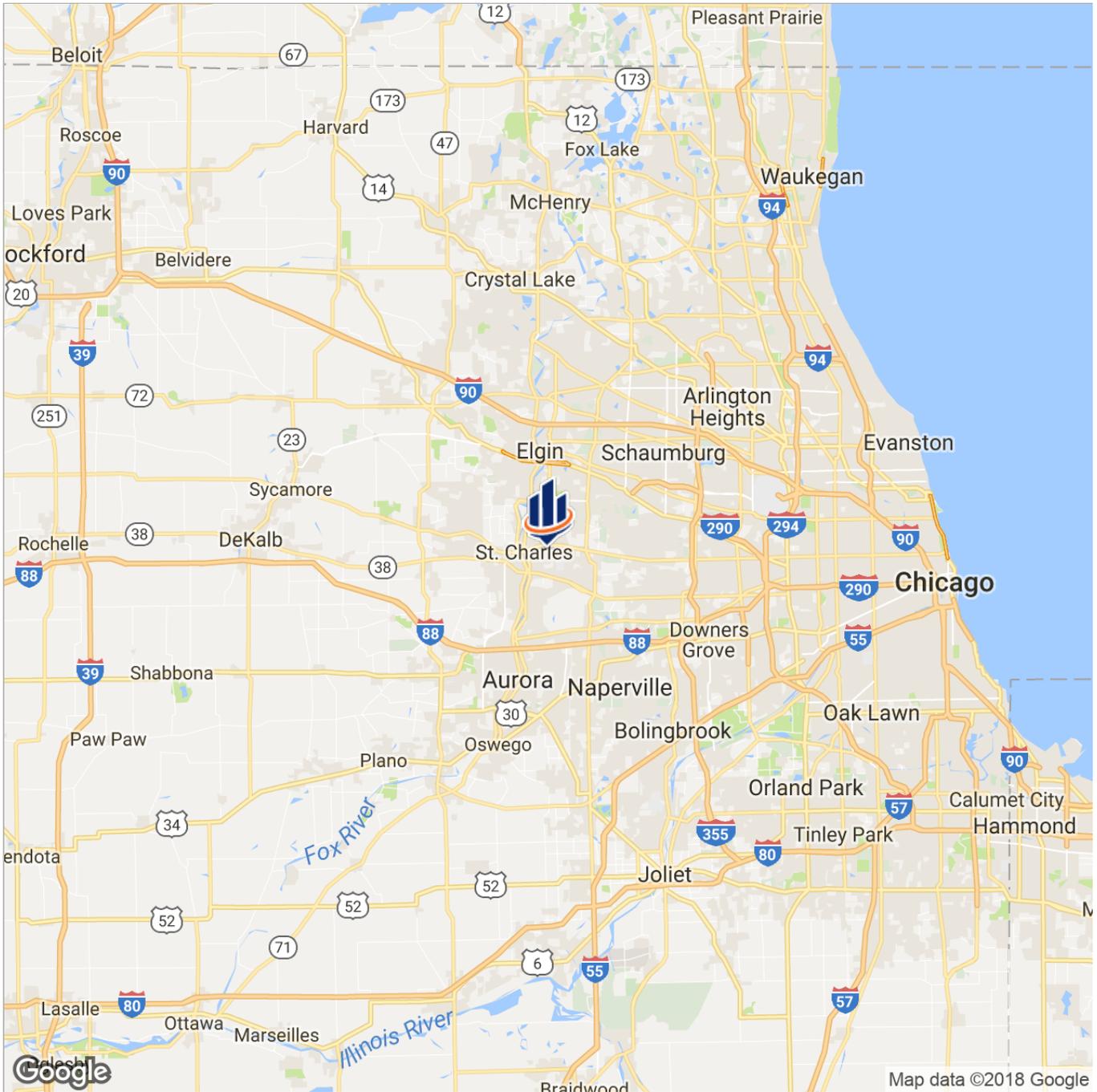
The 1,000 sf finished first floor carpeted office suite features waiting area, 1 restroom, kitchenette, and change area. Upstairs mezzanine is 1,000 sf unfinished storage area able to hold substantial weight.

3,377 sf heated shop area with a 12x14 overhead door, skylights, ceiling fans, ceiling hung heater, 400 amp power. 3 phase 230 volts, shop restroom, sink. There is also a lift for fork lifts to gain access into semi deliveries in back. 7 dedicated parking spaces in front of building, plus more parking in back. Taxes for 2017 are \$10,470. Condo fees \$345/mo.

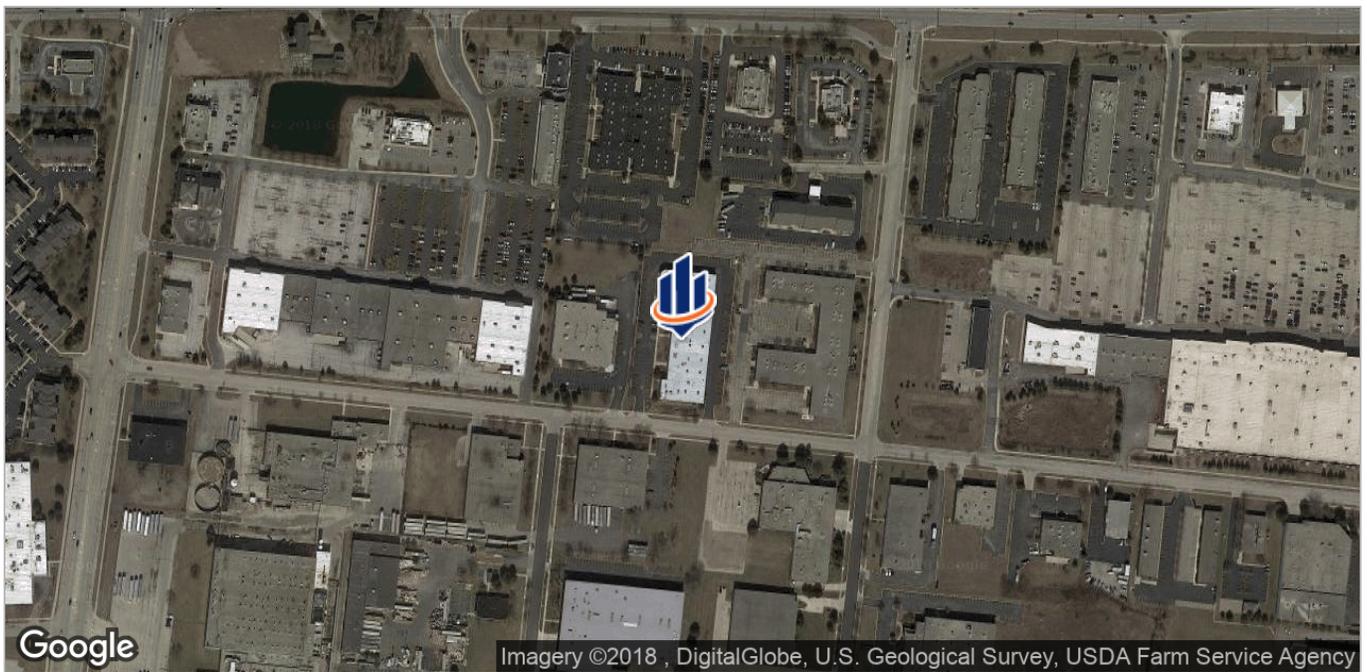
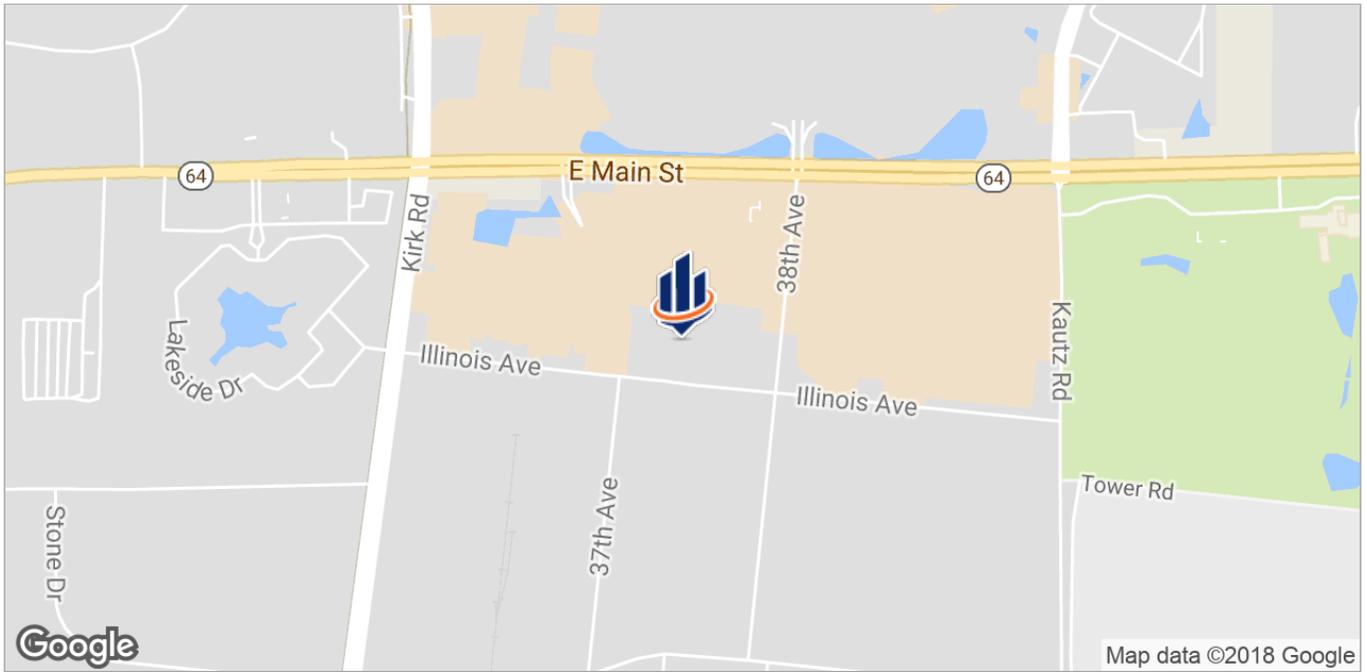
## LOCATION OVERVIEW

The property is located near Main Street [Rt 64] in St Charles IL. It is 7 minutes to IL Rt 59, 15 minutes to I-88 to the south, 20 minutes to I-355 to the east, and 24 minutes to I-90 to the north.

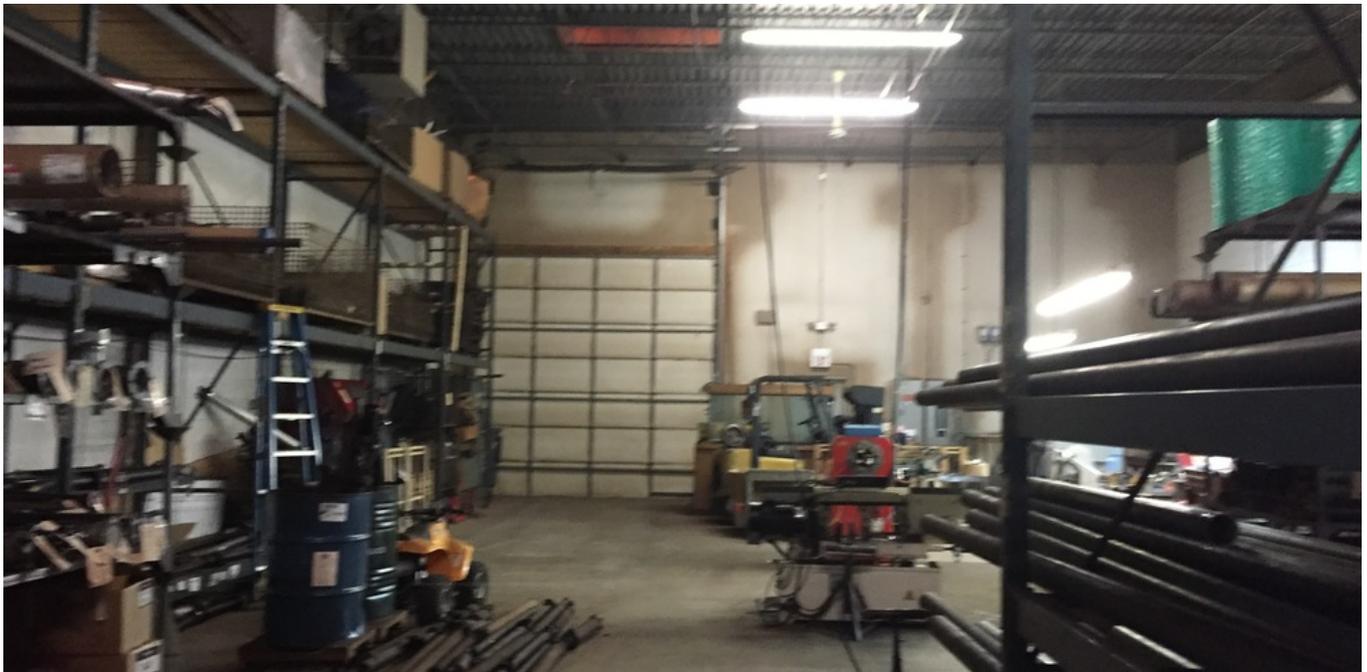
# Location Maps



# Location Maps



# Additional Photos



# Additional Photos



# Advisor Bio

## BRIAN HANEY

Advisor



---

25 N Third Street, Suite 200  
Geneva, IL 60134  
T 630.938.4950  
C 630.277.7521  
brian.haney@svn.com

## PROFESSIONAL BACKGROUND

Brian Haney serves as an advisor with SVN Landmark Commercial Real Estate specializing in office, industrial, and retail in the western suburbs of Chicago. Brian has over 28 years experience in commercial properties and land development working with owners, investors, tenants and real estate professionals.

From 1988 to 2010, Brian owned a construction company doing land acquisition and developing residential subdivisions. His company expanded into doing build outs for commercial space. These client relationships, in turn, led to building and selling commercial property.

In 2011, Brian transitioned into full time commercial real estate brokerage with Re/Max in St Charles IL. Within a three year period he completed over \$12,000,000 in sale and lease transactions. After his second year he became ranked 2nd for commercial Re/Max agents in Illinois. He has diverse experience in representing buyers, sellers, tenants, and landlords of office, industrial, and retail properties.

In order to better serve his clients, in 2016 Brian joined SVN Landmark Commercial in Geneva IL., giving him access to SVN's strong technology, marketing and training resources, plus a global professional network.

Brian is a member of the SVN National office council. He attended the University of St. Francis and graduated with a degree in Management. Brian and his wife have resided in the Geneva area the past 18 years.



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.