



COURTYARDS OF ST. CHARLES

451 Dunham Road, Suite 400, St. Charles, Illinois

OFFICE CONDO FOR SALE OR LEASE



Move-In Ready

REC presents a fully built out office condominium for sale or lease at Courtyards of St. Charles in St. Charles, Illinois.

Surrounding neighbors include Riverview Dental Care, Ltd., Farmers Insurance, All State Insurance, Securities America, Inc., Swisher & Walker Financial and D & B Power Assoc, Inc.

Located on the east side of St. Charles, this professional center is conveniently situated just north of the E. Main St. (Rt. 64) and Dunham Rd. intersection.

- 860 square feet
- Turn key space
- (3) Private offices, waiting room and a common work area
- CAM \$159/month in 2017 (\$210/month in 2018)
- Taxes \$256/month

Purchase Price: \$129,000
Leasing Terms: \$10/sf NNN

Real Estate Consultants of Illinois, LLC

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. Owner, Owner's stockholders and/or its agents or employees may be involved in the ownership of the listing, and in which case, ownership is an Illinois-licensed real estate broker.



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PICTORIAL



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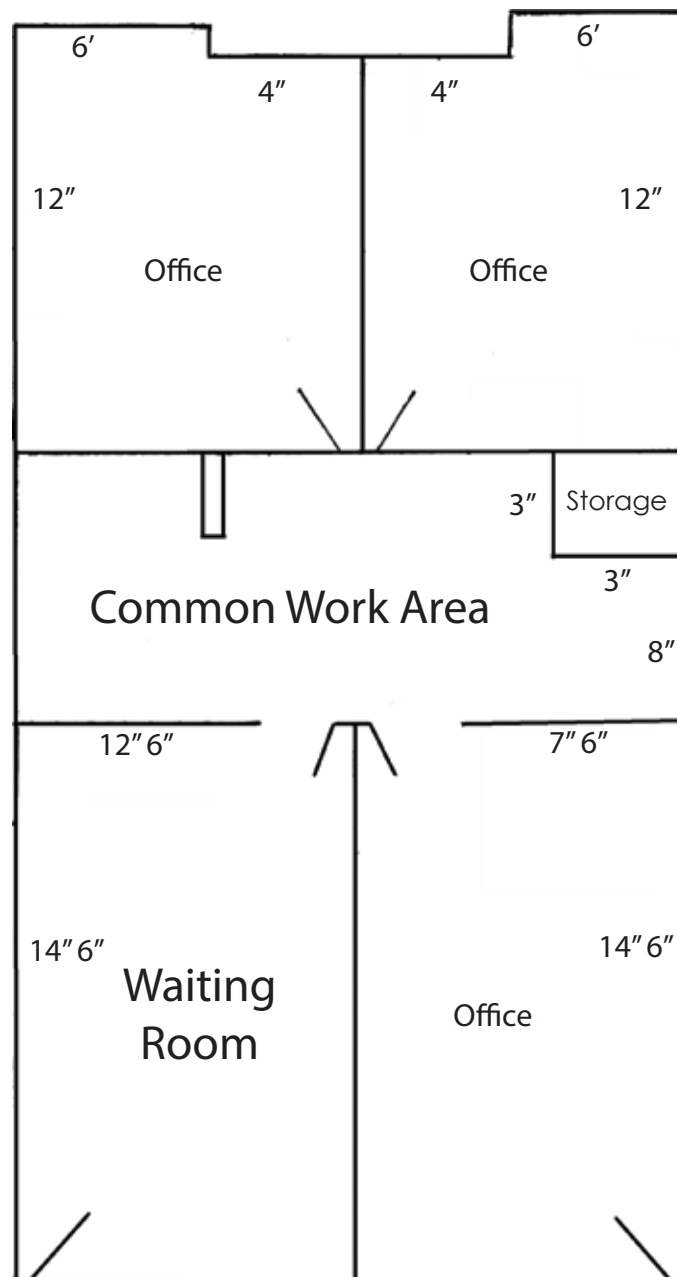
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Floor Plan - 860 SF



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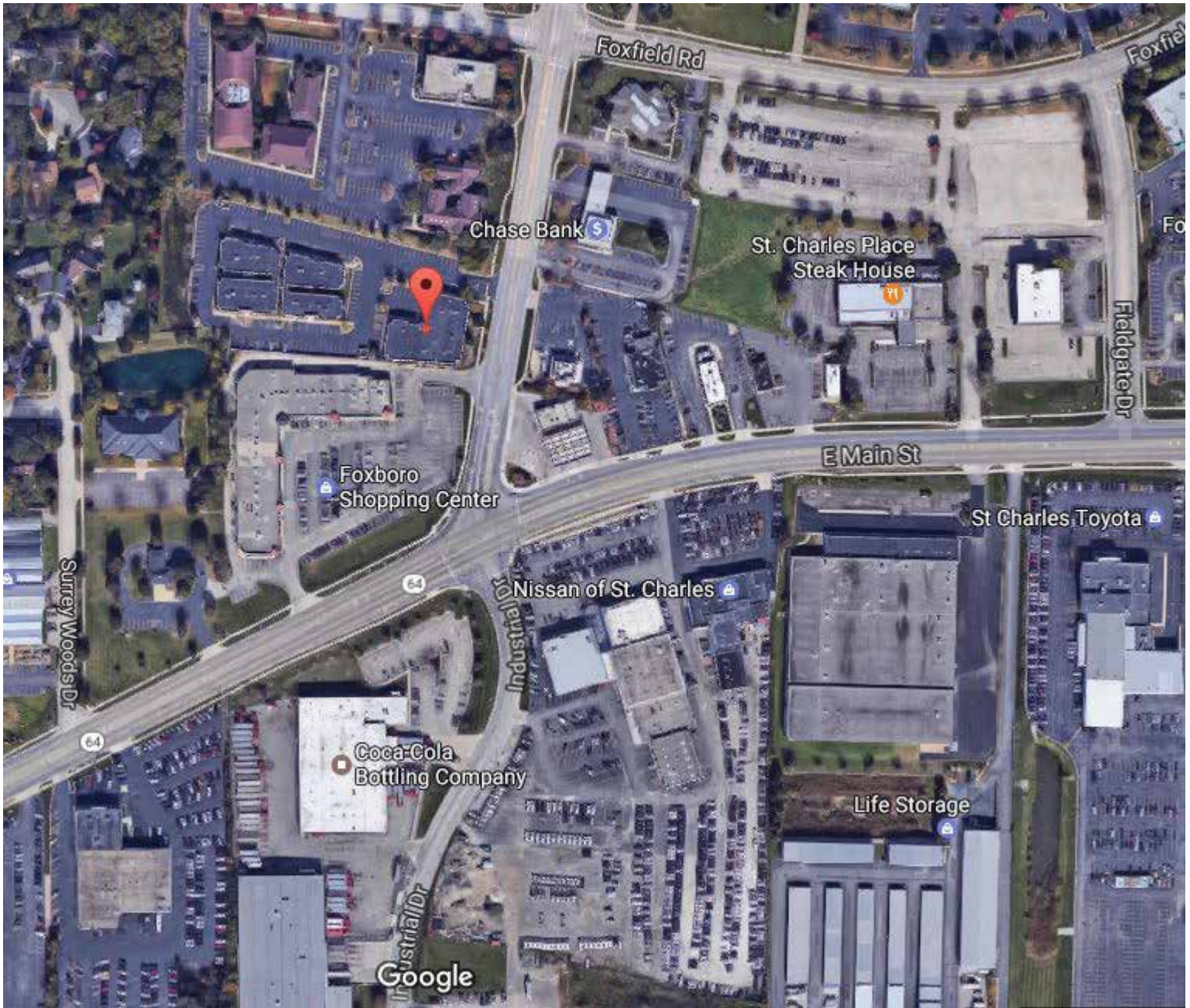
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AERIAL VIEW



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