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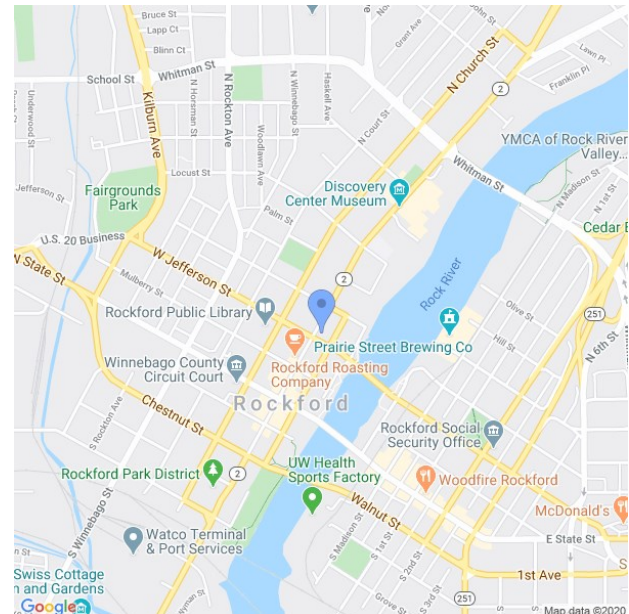
AW Properties Global



Historical Office Building located in Elburn, IL

303 NORTH MAIN STREET, ELBURN, ILLINOIS 60119

COMMERCIAL • OFFICE • FOR SALE



SALE PRICE \$195,000
BLDG TYPE SINGLE-TENANT
CLASS B

STATUS EXISTING
YEAR BUILT 1880
STORIES 2
GROSS BLDG 3,671 SQFT

Minimum Bid/Published Reserve Price: \$195,000

Buyer's Premium: 6% (\$40,000 minimum applies)

Cooperating Broker's Commission: 2%

Lot Size: Approx. .52 acres

Building Size: Approx. 3,671 sf

2018 Taxes: \$15,362.66

PIN #: 11-05-101-006

Zoning: B3-Office /Service District

This approximately 3,671 sf vacant, historical office building is prominently situated on an approximately .52 acre lot on Main Street (State Rt. 47), in Elburn, Illinois.

It is located just 5.5 miles North of I-88 and 2.8 miles from the Metro station.

Zoned B3-Office /Service District, this 1880's Queen Anne was converted from residential to office/service use and potentially could be converted back to residential (please confirm with the village zoning department if you intend to convert the property to residential).

This charming, walkup building has a layout that includes one (1) office, one (1) conference room, a kitchenette, and a waiting area on the first floor; and five (5) offices on the second floor. There are 3 washrooms. The building also has two (2) fireplaces, attic access, basement storage, ample parking (20 spaces), a one (1) two car garage, and a artist studio/work studio/storage. Original, custom built-ins and woodworking details throughout add to the overall character of this historic office building.

Notably, Elburn's eastern neighbors are the "Tri-City" communities of Geneva, Batavia & St. Charles.

- Online Auction Bidding Starts at 11 AM CST Monday, December 16, 2019 and ends Wednesday, December 18, 2019, 11 AM CST
- Minimum Bid/Published Reserve Price: \$195,000
- Buyer's Premium: 6% (\$40,000 minimum applies)
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

 1 Spaces



TYPE: ADMINISTRATIVE

FLOOR: 1