

Historical Office Building 303 N. Main Street, Elburn, IL 60119

Offering Summary:

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

For Additional Information:

Frank J. Lapasso
Broker



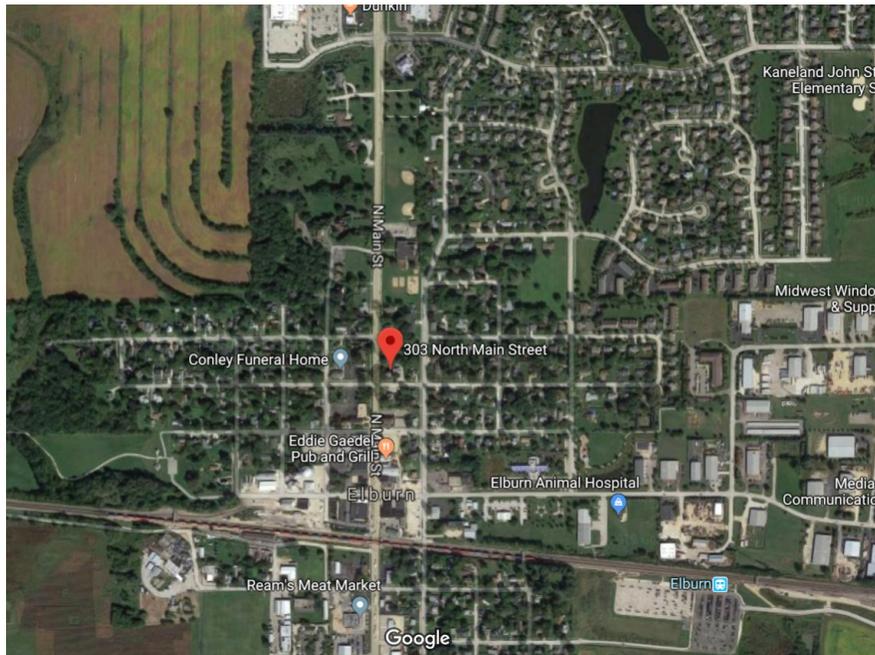
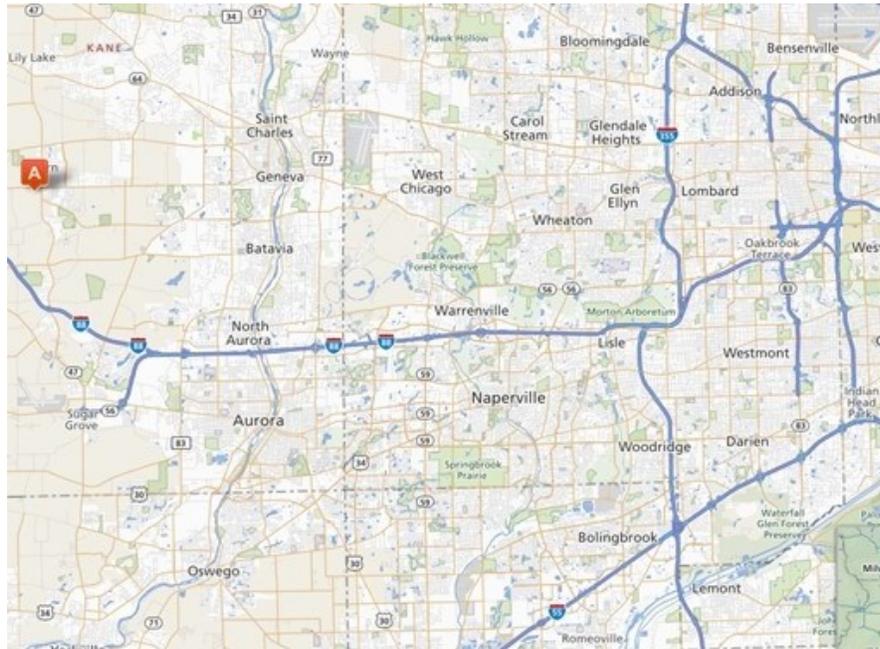
Diana M. Peterson
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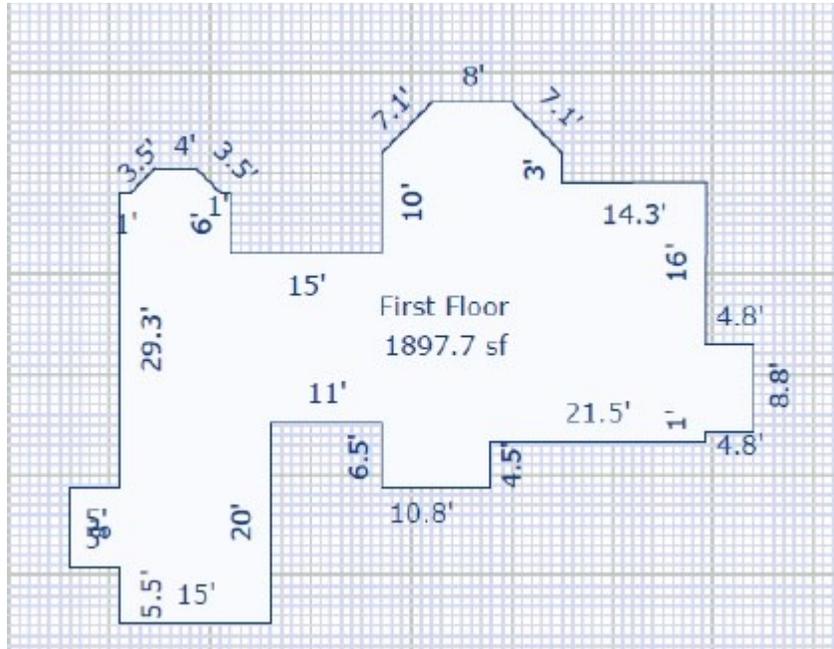
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AERIAL MAP



5.5 miles to I-88

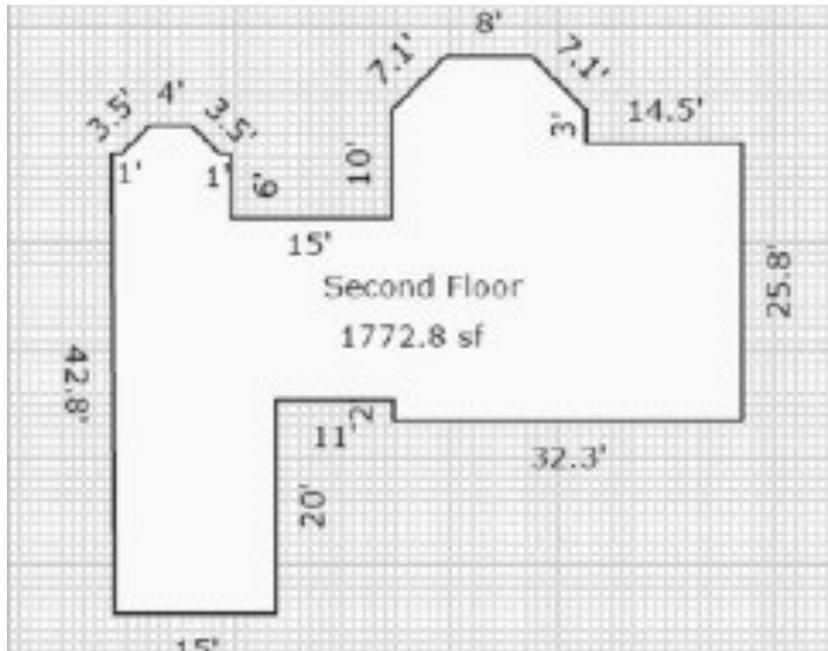
FLOOR PLAN



First Floor 1,898 sf (Net)

- One private office
- Conference room
- Kitchenette
- Waiting area
- Washroom

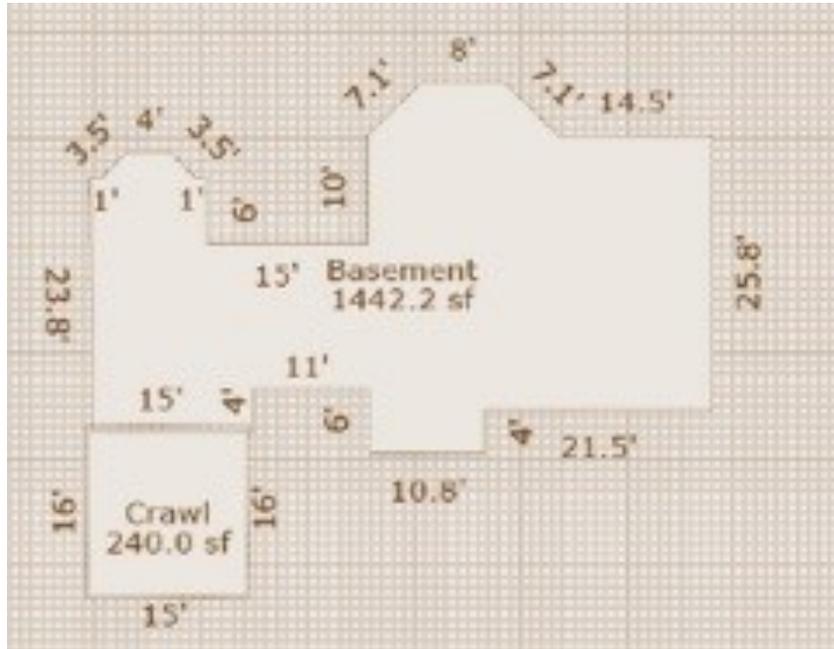
FLOOR PLAN



Second Floor 1,773 sf (Net)

- Five private offices
- Open office
- Two washrooms

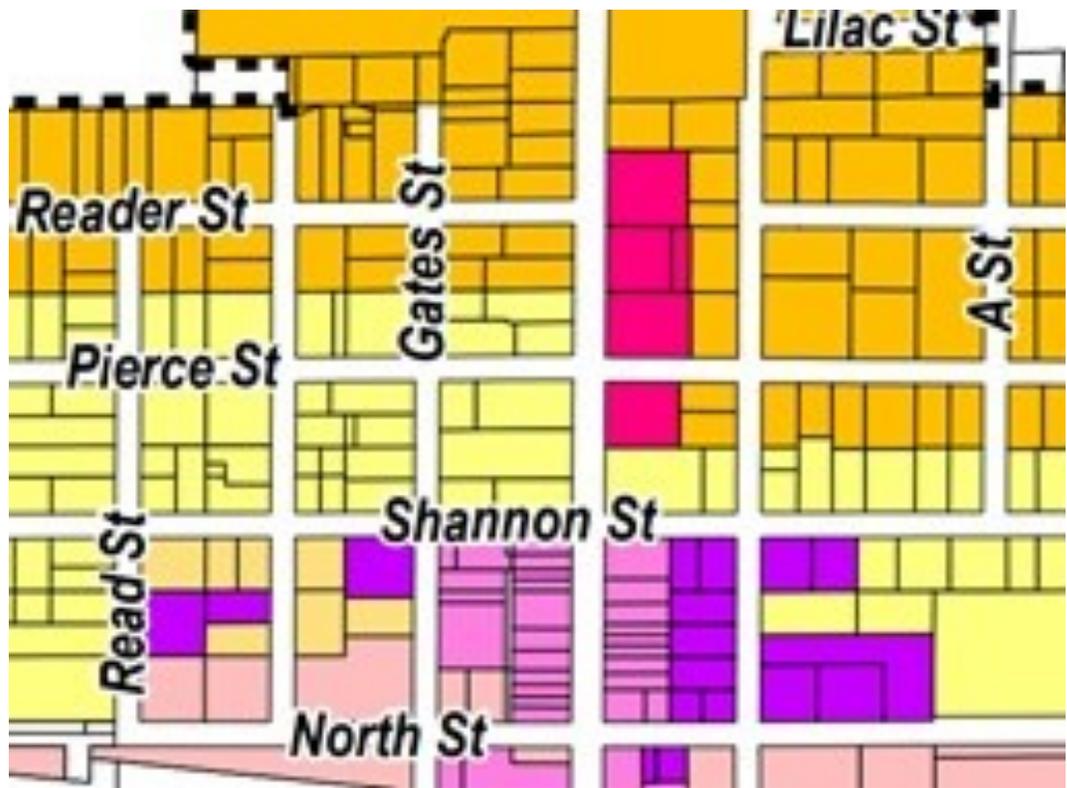
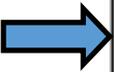
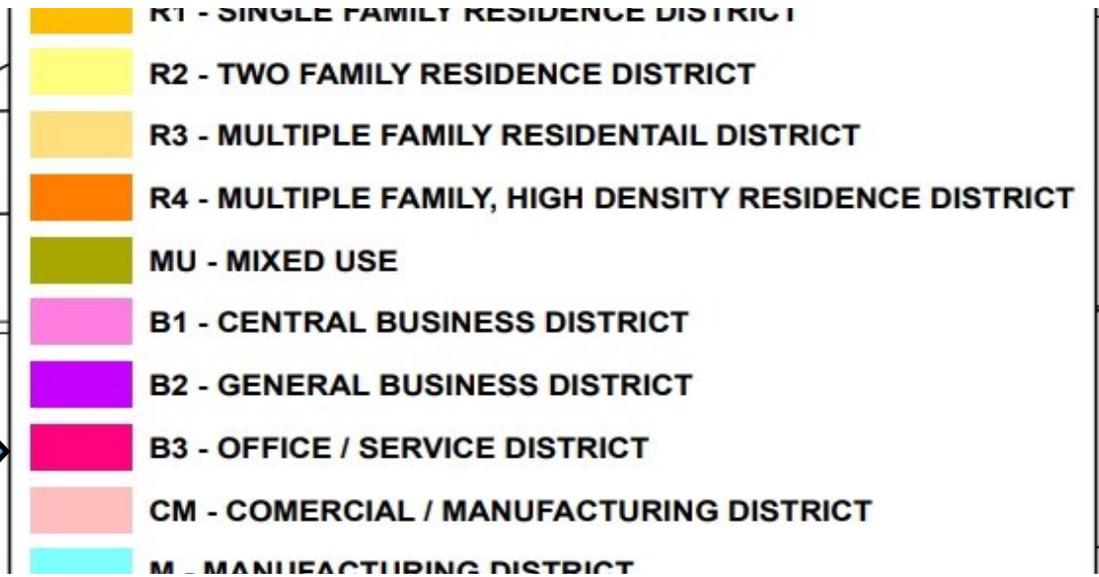
FLOOR PLAN



Basement 1,442 sf (Net)

- Unfinished
- Utilities
- Storage

Zoning Map



Note: This 1880's Queen Anne was converted from residential to office/service use and may be converted back to residential use.

First Floor



Reception Area



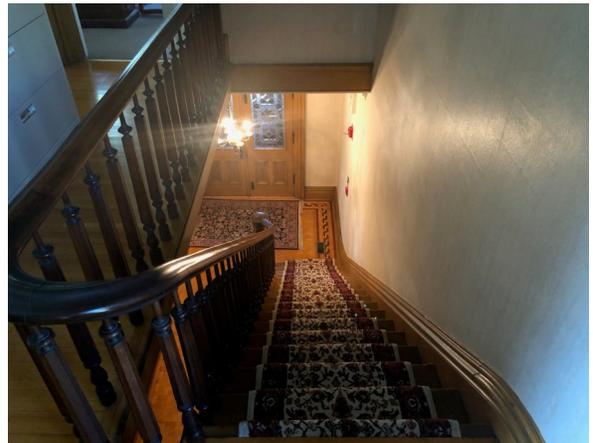
Copier Room



Kitchenette



First Floor
Washroom



Staircase



Second Floor
Private Office with Fireplace



Second Floor



Washroom



Private Office



Private Office



Washroom

PHOTOS



Basement
Electrical Panel Box



Attic



Parking Lot



Two (2) Car Garage

AUCTION DETAILS

- 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!

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