

# For Sale

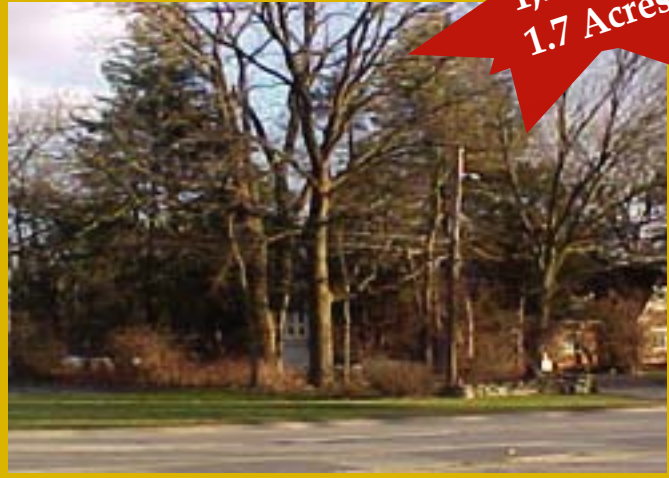
East Dundee, Illinois



1,726 SF  
1.7 Acres

## PROPERTY SPECIFICS:

- Land size: 1.699 acres (74,008 SF)
- 212' frontage on Route 25 X 349'
- Year built: 1921 (approximate)
- Electric: 200 amp, HVAC: Gas heat
- Parking: To be assessed
- Sewer & water: City water and septic
- Environmental status: Presumed clean
- Zoning: F-1 (County)
- Real estate taxes: \$5,064 (2005 taxes)
- Lease price: \$4,000 per month NNN
- Sale price: \$699,000



## Office/Commercial Bldg. or Land for Development

### DESCRIPTION OF PROPERTY:

1,726 SF +, not including the attic and garage, Two-story, Brick English Tudor with a detached two-story garage (carriage house). The two-story garage (carriage house) provides for an additional 600+ SF with the attic offering an additional 225 SF. Recently refinished hardwood floors & detailed architecture. Perfect for an art studio, or an office setting such as an insurance, law, or an accounting office. This property has full access from Route 25. This is perfect for a development site, just down from the Walmart and Dominicks. Businesses adjoin the property on both sides, so rezoning is presumed to be feasible but would need to be confirmed.

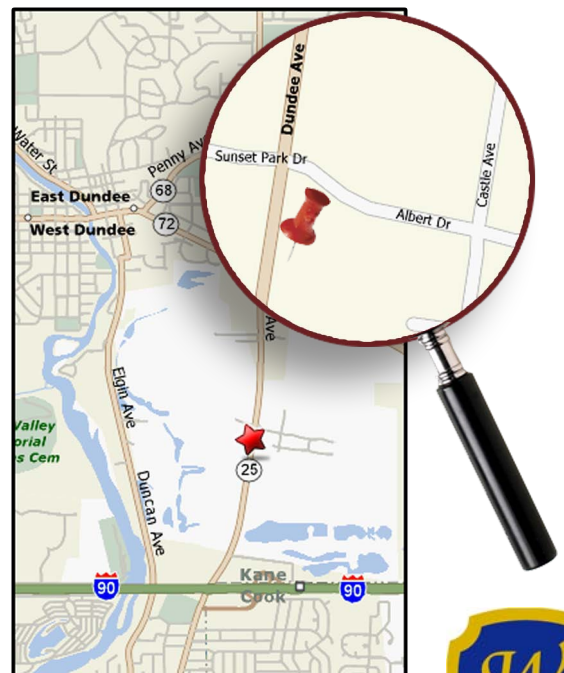
This property is located in the Chicago Northwest Suburbs just North of Interstate 90 (I-90) on the East side of Route 25 in East Dundee.

### STRONG DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,081	54,079	151,701
Average Income	\$64,436	\$63,942	\$63,367

### TRAFFIC COUNTS:

(Route 25) - 20,200 CPD



**Sherry Wagner**  
Office: 312-637-9887  
Cell: 314-229-2810

**Jenny Lewis**  
Office: 815-678-4542  
Cell: 847-346-6644



All information herein is from sources deemed reliable but not guaranteed accurate.  
Subject to errors, omissions, and to change of price or terms, prior to sale or lease, all without notice.

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East Dundee, Illinois



## Office/Commercial Bldg. or Land for Development

1,726 SF  
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14N837 Route 25, East Dundee, Illinois

PIN: 03-35-228-006 & 03-36-105-017



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Office/Commercial/Development

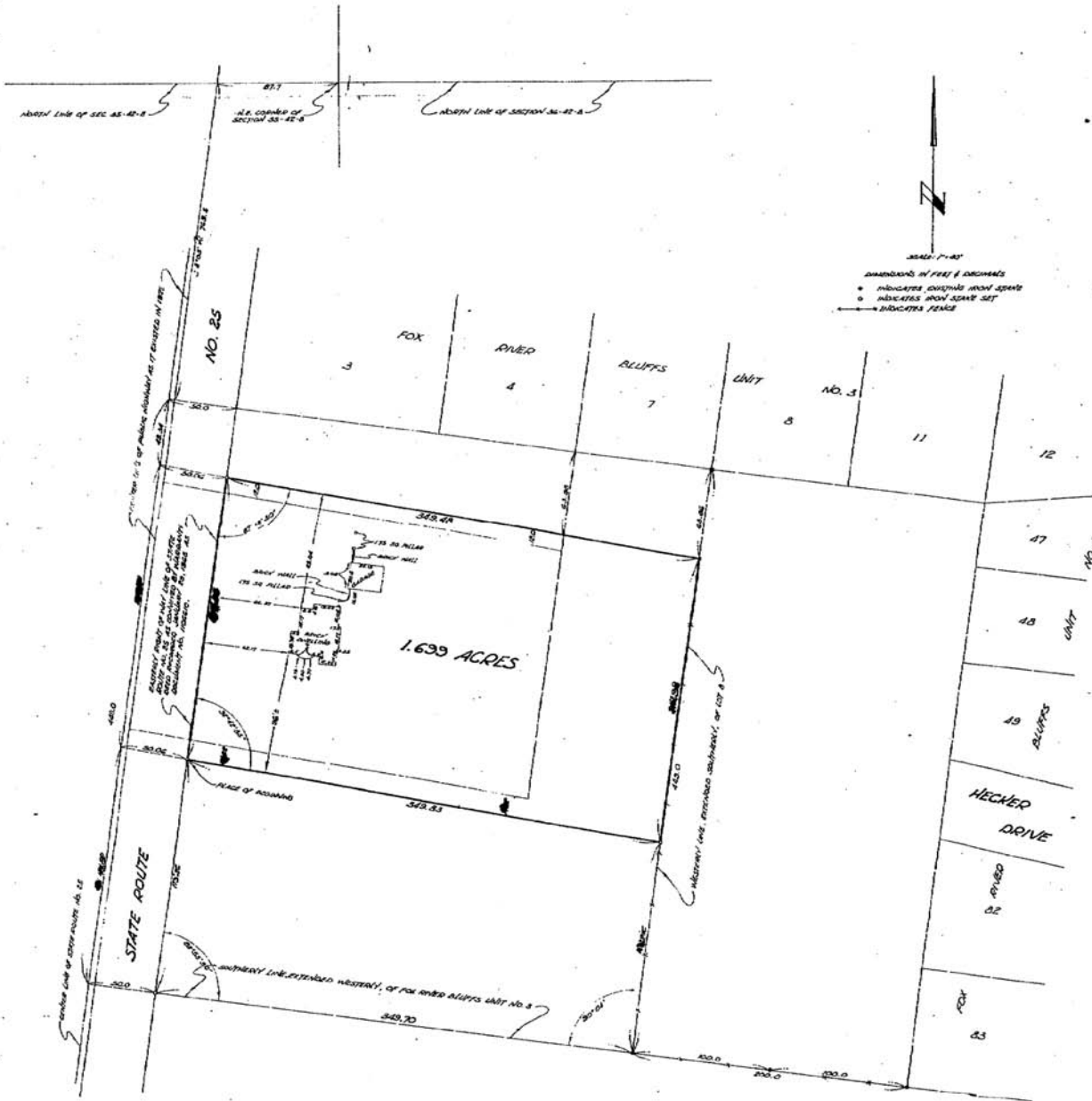
Range 8 East of the Third Principal Meridian described as follows: Commencing at the intersection of the southerly line, extended westerly, of Fox River Bluffs Unit No. 3, being a subdivision of part of said Sections 35 and 36, with the easterly right of way line of State Route 25, as conveyed to the State Department of Public Works and Buildings by Warranty Deed recorded January 29, 1958 as Document No. 1105610; thence northerly, along said easterly right of way line, a distance of 120.00 feet for the place of beginning; thence easterly, along a line which forms an angle of 92 degrees 42 minutes 35 seconds to the right with the prolongation of the last described course, a distance of 340.83 feet to the westerly line, extended southerly of lot 8 in Fox River Bluffs Unit No. 3, as aforesaid; thence northerly, along said westerly line, extended southerly, a distance of 218.20 feet to a point on said westerly line, extended southerly, that is 68.86 feet southerly of the southwest corner of lot 8 in said Fox River Bluffs Unit No. 3; thence westerly, along a line that if extended westerly, would intersect the center line of State Route 25 at a point 40.34 feet southerly of (measured along said center line) the southerly line, extended westerly, of lot 3 in said Fox River Bluffs Unit No. 3, a distance of 340.40 feet to the easterly right of way line of State Route 25, as aforesaid; thence southerly, along said easterly right of way line, a distance of 218.20 feet to the place of beginning. Being situated in Dundee Township, Kane County, Illinois and containing 1.620 Acres more or less.

STATE OF ILLINOIS ) SS  
COUNTY OF KANE

This is to certify that I have surveyed the above described property and that the plat hereon drawn correctly represents said survey and that I have located the improvements thereon and that there are no encroachments.

V. A. BAKEN AND ASSOCIATES

*Richard E. Bailey*  
Illinois Land Surveyor No. 167  
October 14, 1971



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## Adjacent Property Information

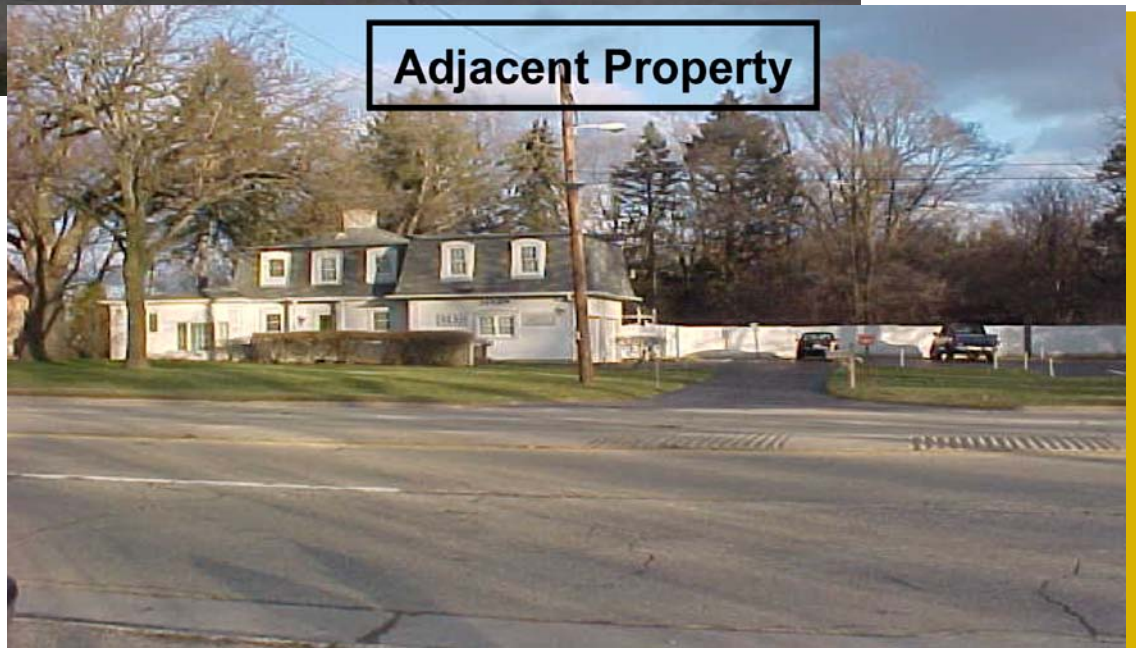
14N837 Route 25, East Dundee, Illinois

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Adjacent Property



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