



Unit K - Medical/Office

2210 DEAN STREET, SAINT CHARLES, IL 60175

2,035+/- FOR SALE / FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

OFFICE CONDO FOR SALE / LEASE



OFFERING SUMMARY

Condo Size:	2,035+/- SF
Listed Sale Price:	\$225,000
Monthly Lease Rate:	\$2,374
Lease Price / SF:	\$14
Lease Type:	NNN
Real Estate Taxes - 2023 Pay 2024:	\$6,138
Real Estate Taxes - \$/SF:	\$3.02
% Ownership:	4.81%
Share Of Condo Assoc. Dues	\$5,646/yr
Share Of Condo Assoc. Dues - \$/SF:	\$2.77
Year Built:	1988

PROPERTY OVERVIEW

Medical Office Condo is available within the Randallwood Professional Center located on Dean Street just west of Randall Road.

PROPERTY HIGHLIGHTS

- Turnkey Medical Office
- Front Reception Area
- Lobby / Waiting Area
- 1 Private Office, 3 Exam Rooms
- Locked Pharmaceutical Storage Room
- 3 Restrooms
- Kitchen / Break Room Area
- File Room
- Storage Rooms

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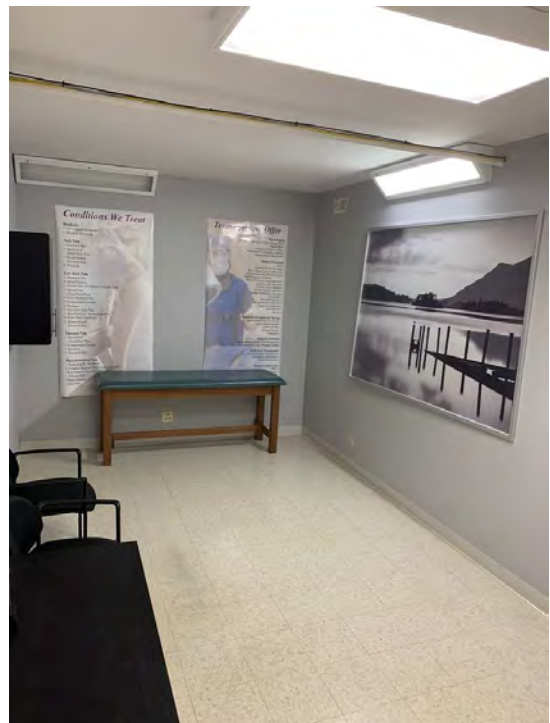
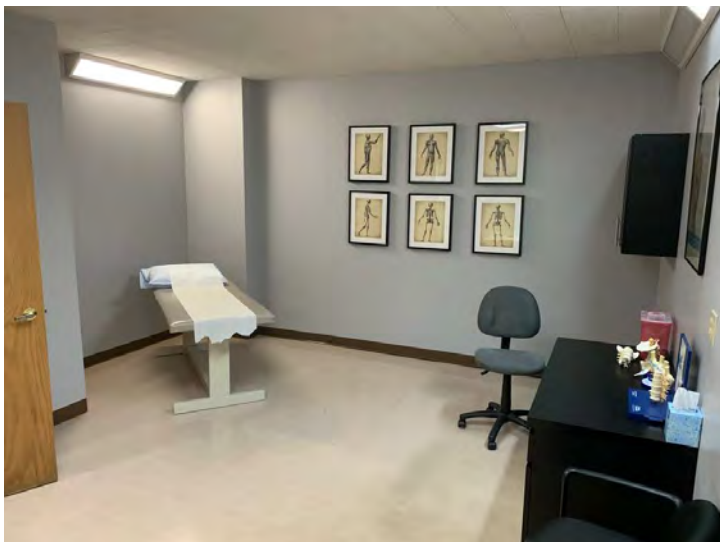
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OFFICE CONDO FOR SALE / LEASE



FOOTPRINT



2023 TAX BILL PAY 2024

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-060**



1st
2
0
2
3

****DUPLICATE****

HEMMER, DAVID S & PAUL DCLRN OF TRUSTS
 DAVID S & PAULA HEMMER, TRUSTEES
 04N668 BURR RD
 ST CHARLES IL 60175-

1ST INSTALLMENT 2023	3,068.83
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,068.83
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/03/24	Paid on 06/03/2024 \$0.00

Remove stub and remit with payment

09292270601000000000000603242

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-060**



2nd
2
0
2
3

****DUPLICATE****

HEMMER, DAVID S & PAUL DCLRN OF TRUSTS
 DAVID S & PAULA HEMMER, TRUSTEES
 04N668 BURR RD
 ST CHARLES IL 60175-

2ND INSTALLMENT 2023	3,068.83
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,068.83
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/03/24	Paid on 08/03/2024 \$0.00

Remove stub and remit with payment

0929227060200000000000903249

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023	Parcel Number	TIF BASE	
0.274784	\$242.96	KANE COUNTY	0.296450	\$196.67	09-29-227-060 Late Payment Schedule 1st 2nd Jun 4 Thru Jul 3 Jul 4 Thru Aug 3 Aug 4 Thru Sept 3 Sept 4 Thru Oct 3 Oct 4 Thru Oct 31 Payment on or after Sept 16, 2024. Please see instructions on reverse side for LATE PAYMENTS. Mail To: 104328 HEMMER, DAVID S & PAUL DCLRN OF TRUSTS DAVID S & PAULA HEMMER, TRUSTEES 04N668 BURR RD ST CHARLES IL 60175- Property Location: 2210 DEAN ST ST CHARLES, IL Township: SC Tax Code: S0005 Acres: Tax Rate: 8.003415 Sold at tax Sale: Forfeited Tax: First Installment Tax: 3,068.83 Second Installment Tax: 3,068.83 Adjustment: Adjustment: Penalty: Penalty: Other Fees: Other Fees: Paid on 06/03/2024 Paid on 09/03/2024	N/A	
0.057480	\$90.73	KANE COUNTY PENSION	0.052912	\$40.58		FAIR CASH VALUE	230,087.00
0.136626	\$120.60	KANE FOREST PRESERVE	0.126782	\$89.76		LAND VALUE	34,973.00
0.000116	\$0.10	KANE FOREST PRESERVE PENSION	0.000109	\$0.08		+ BUILDINGS VALUE	41,715.00
0.043836	\$36.69	ST CHARLES TOWNSHIP	0.043785	\$33.58		- HOME IMPROVEMENT / VET	0.00
0.000607	\$90.25	ST CHARLES TWP ROAD DIST	0.000601	\$89.63		= ASSESSED VALUE	76,688.00
0.015954	\$14.08	ST CHARLES CEMETERY	0.015836	\$12.22		x STATE MULTIPLIER	1.0000
0.430027	\$379.60	ST CHARLES CITY	0.405749	\$309.63		= EQUALIZED VALUE	76,688.00
0.408114	\$358.48	ST CHARLES CITY PENSION	0.420739	\$322.65		- HOMESTEAD EXEMPTION	0.00
5.068365	\$4,496.02	ST CHARLES SCH DIST 303	5.062601	\$3,882.46		- SENIOR EXEMPTION	0.00
0.162725	\$143.64	ST CHARLES SCH DIST 303 PENSION	0.163390	\$125.30		- OTHER EXEMPTIONS	0.00
0.422447	\$372.90	ELGIN COLLEGE 500	0.420660	\$322.60		+ FARM LAND	0.00
0.000032	\$0.03	ELGIN COLLEGE 509	0.000030	\$0.02		- FARM BUILDING	0.00
0.581111	\$521.79	ST CHARLES PARK DISTRICT	0.588896	\$448.85		= NET TAXABLE VAL	76,688.00
0.088732	\$84.10	ST CHARLES PARK DISTRICT PENSION	0.086011	\$65.29		x TAX RATE	8.003415
0.276289	\$246.51	ST CHARLES LIBRARY	0.286689	\$219.86		= CURRENT TAX	\$6,137.66
0.030664	\$27.07	ST CHARLES LIBRARY PENSION	0.024076	\$18.46		- NONAD VALCREM TAX	\$0.00
					- BACK TAX / FORG AMOUNT	\$0.00	
					- ENTERPRISE ZONE	\$0.00	
					= TOTAL TAX DUE	\$6,137.66	

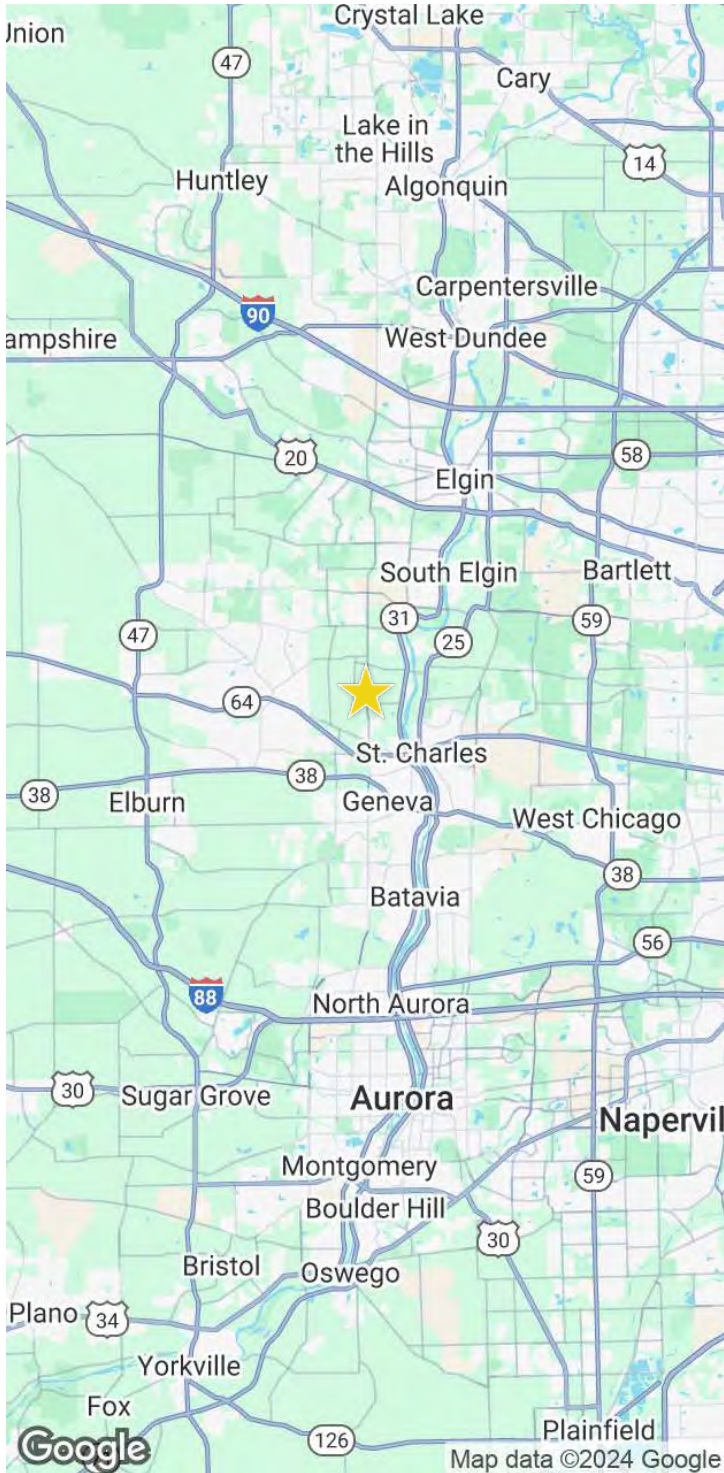
2023 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 719 S. Balavia Avenue, Bldg. A
 Geneva, IL 60134

8.074169 \$7,127.24 TOTAL 8.003415 \$6,137.66

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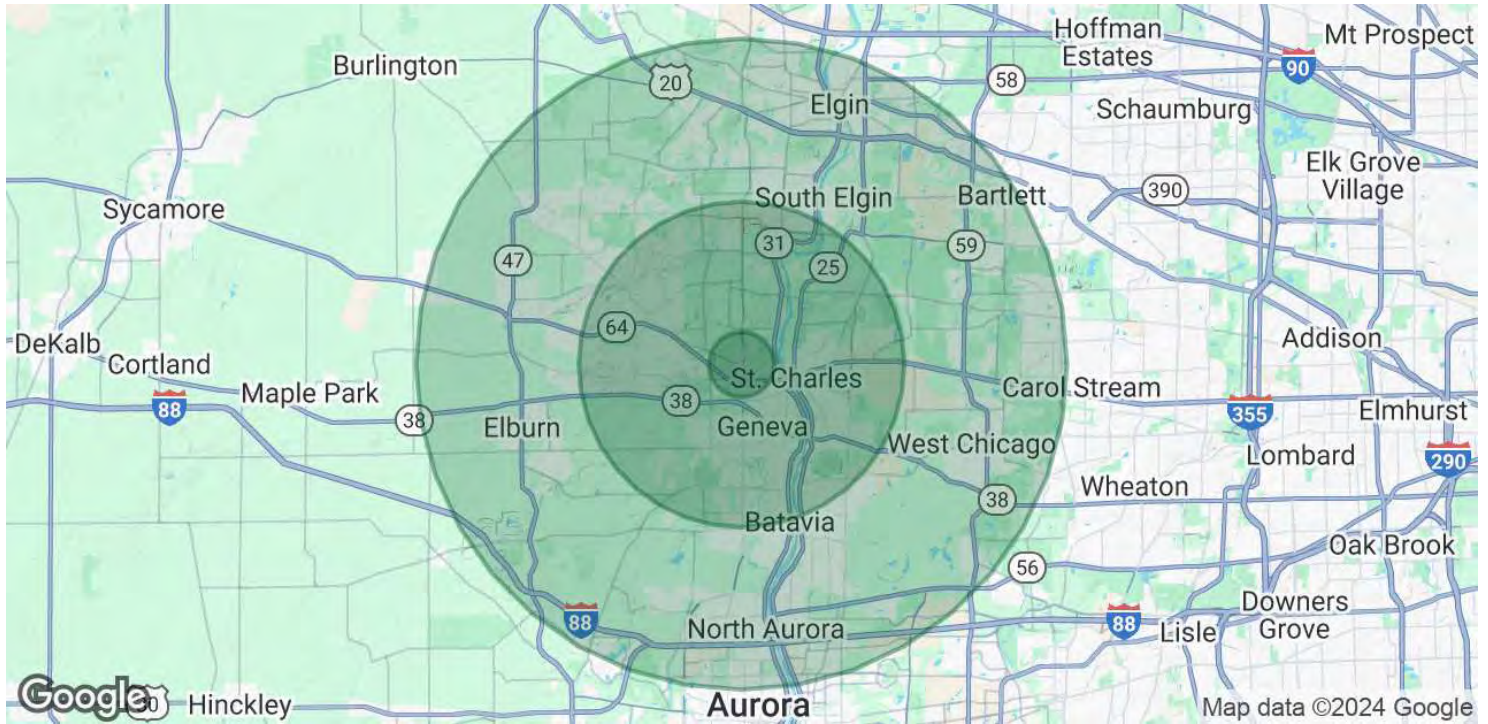
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LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,384	109,413	407,993
Average age	35.5	39.4	36.0
Average age (Male)	35.7	38.4	35.3
Average age (Female)	35.2	40.3	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,428	38,768	138,784
# of persons per HH	3.1	2.8	2.9
Average HH income	\$114,343	\$117,315	\$96,768
Average house value	\$400,351	\$392,902	\$338,766

* Demographic data derived from 2020 ACS - US Census

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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.

AGENCY DISCLOSURE



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EXCLUSIVE BROKER



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | **Cell:** 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.