



SALE

825 E North St

825 E NORTH ST

Elburn, IL 60119

PRESENTED BY:

BRIAN LINDGREN

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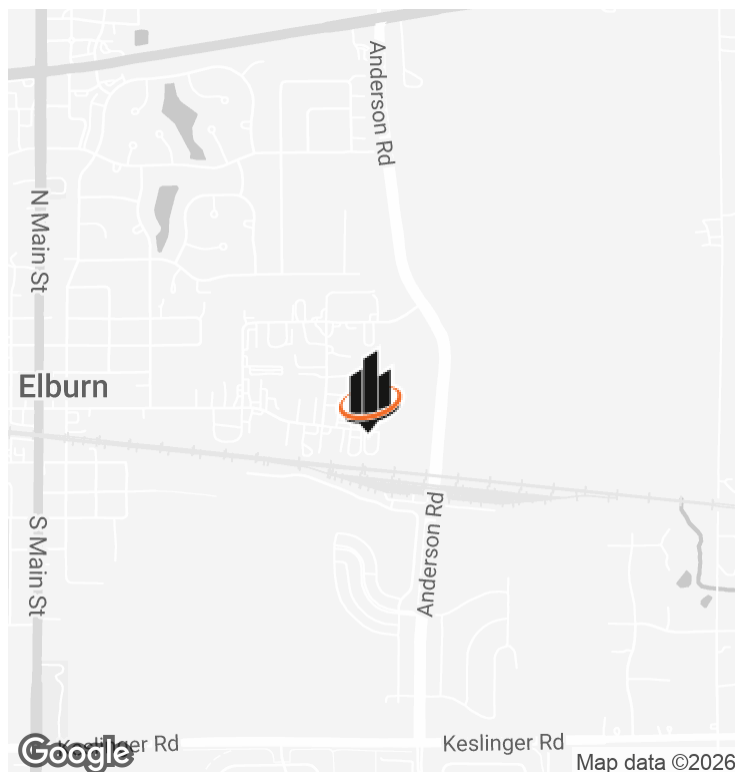
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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FOR SALE: 825 E NORTH ST ELBURN IL 60119



OFFERING SUMMARY

SALE PRICE:	\$1,575,000
LOT SIZE:	1.59 Acres
BUILDING SIZE:	7,800 SF
OFFICE SIZE:	1,500 SF
CLEAR HEIGHT:	14'
DRIVE-IN DOORS:	(1) 14'x14', (3) 10'x12'
YEAR BUILT:	1996
REAL ESTATE TAXES:	\$14,666 ('24 paid '25)

PROPERTY DESCRIPTION

FOR SALE: 7,800sf industrial building on 1.59 acres with fenced, graveled outdoor storage. Multiple drive-in doors with pull-through access. Designed to potentially be 1 or 2 units. Blocks from Rt 47 and downtown Elburn. Great opportunity for contractors, transportation companies, and more!

LOCATION DESCRIPTION

Near Rt 47 and Rt 38 in the heart of Elburn. 10 min to I88 via Rt 47 full interchange. 1 hour to O'Hare International Airport.

PROPERTY HIGHLIGHTS

- Fenced outdoor storage
- Well maintained building
- Near Rt 47 and Rt 38

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AERIAL



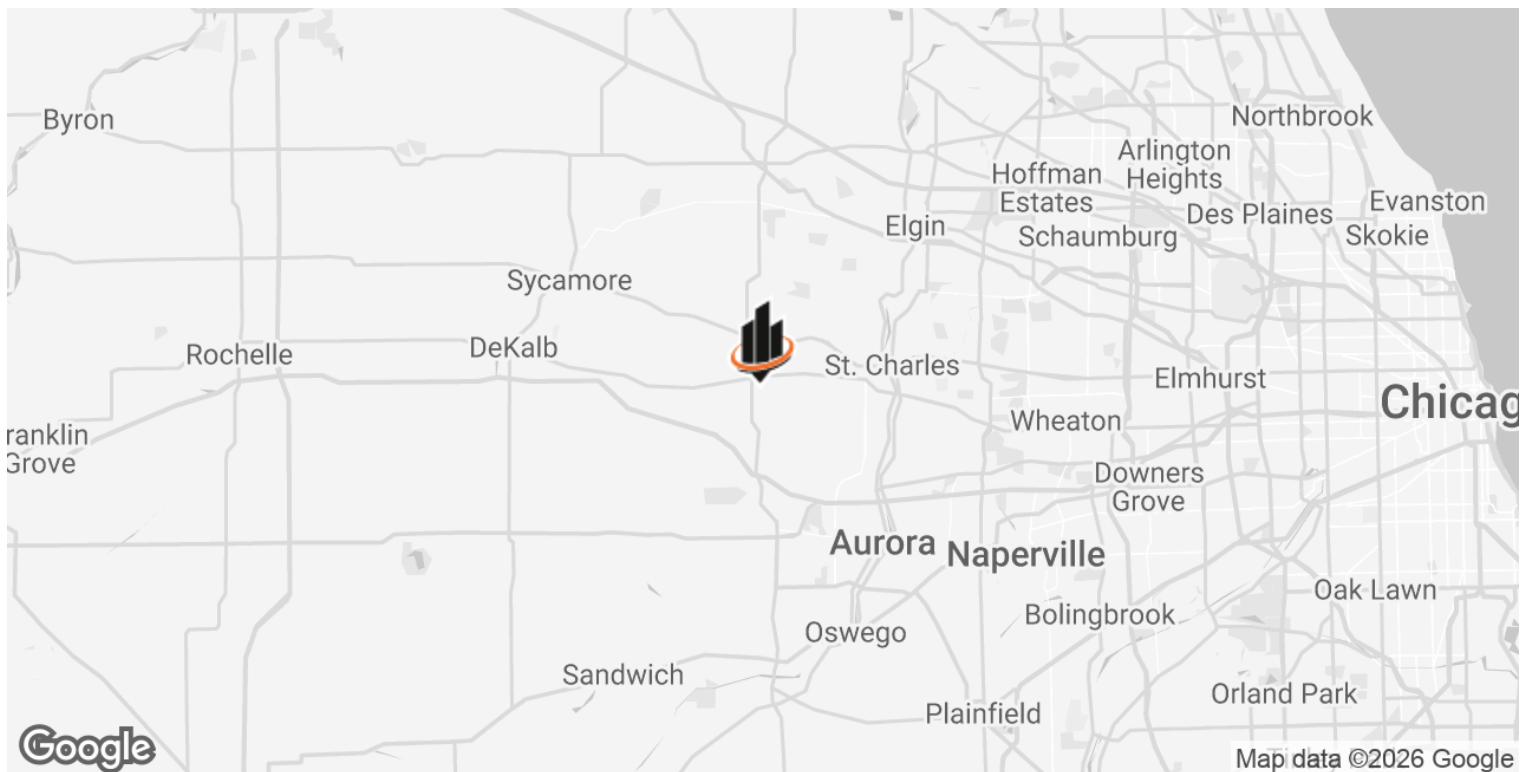
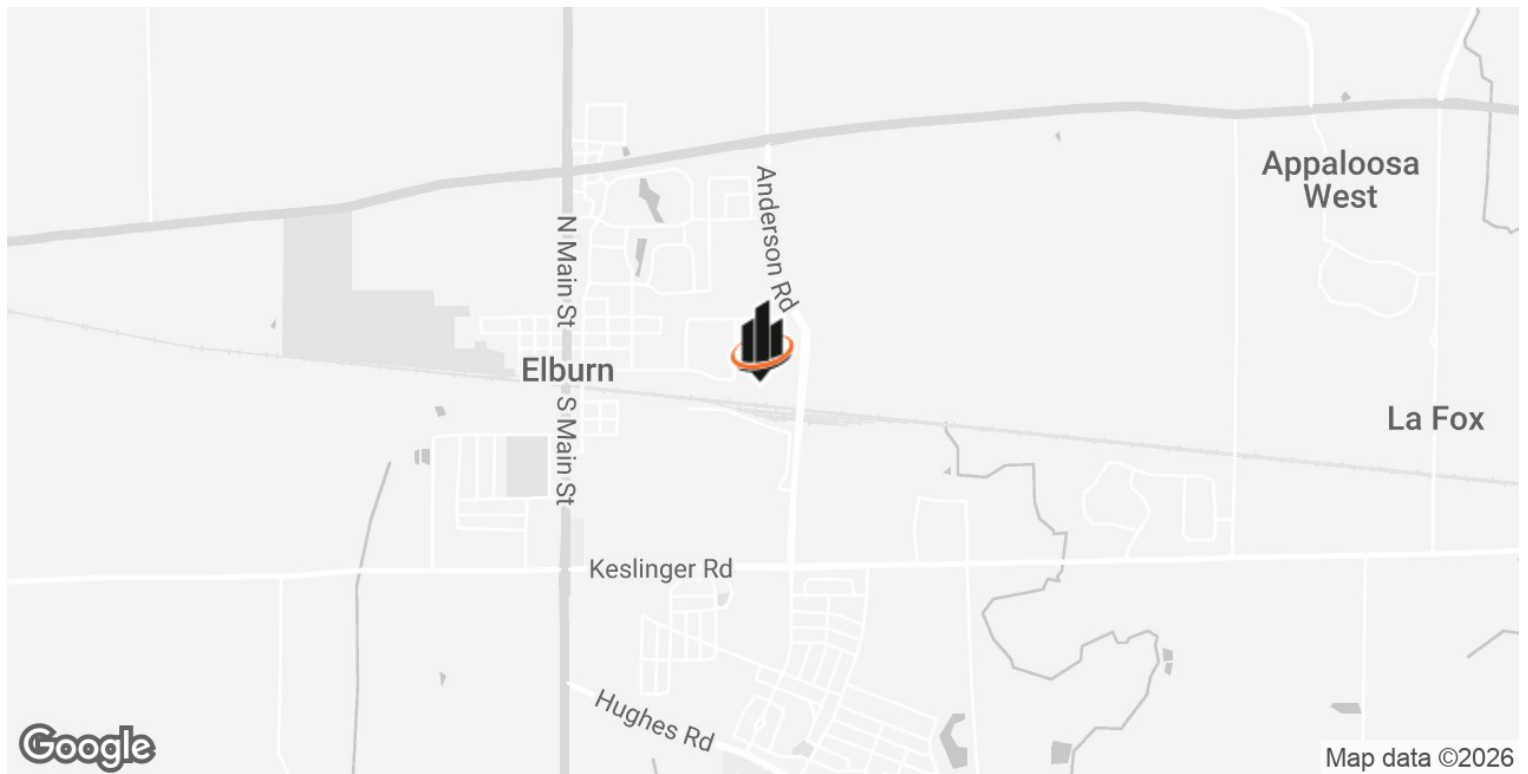
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LOCATION MAPS



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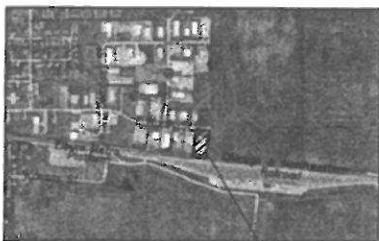
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SURVEY



Subject Property

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

- ITEM 1 - MONUMENTS FOUND/SET AS SHOWN ON SURVEY.
 ITEM 2 - PROPERTY ADDRESS AS SHOWN ON SURVEY.
 ITEM 4 - GROSS LAND AREA = 70,973.9 SQUARE FEET - 1.6 ACRES, MORE OR LESS.
 ITEM 6(a) - CURRENT ZONING: (ZONING REPORT NOT PROVIDED).
 ITEM 6(b) - CURRENT ZONING: PLEASE SEE NOTE "ZONING".
 ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SURVEY.
 ITEM 7(b) - EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL AREA = 7,204.8 SQUARE FEET.
 ITEM 8 - ONLY OBSERVED FEATURES AS SHOWN ON SURVEY.
 ITEM 9 - 15 REGULAR PARKING SPACES, 2 HANDICAPPED PARKING SPACES.
 ITEM 11 - EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION E. IV.) AS DETERMINED BY:
 ITEM 11(b) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST.
 ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH-MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 ITEM 18 - NO EVIDENCE OBSERVED OF SITE USED AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S NOTES:

- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS: TELEPHONE, ELECTRIC, WATER, SEWER, STORM, AND CABLE T.V.
- THIS IS AN ALTA/ACSM SURVEY. IT IS NOT INTENDED TO BE USED AS THE BASIS FOR ENGINEERING/STRUCTURAL DESIGN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 230009983/DWF PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 12, 2023.

TO: WVS LAND HOLDINGS, LLC, WELL WATER SOLUTIONS WISCONSIN, LLC AND CHICAGO TITLE COMPANY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2023.

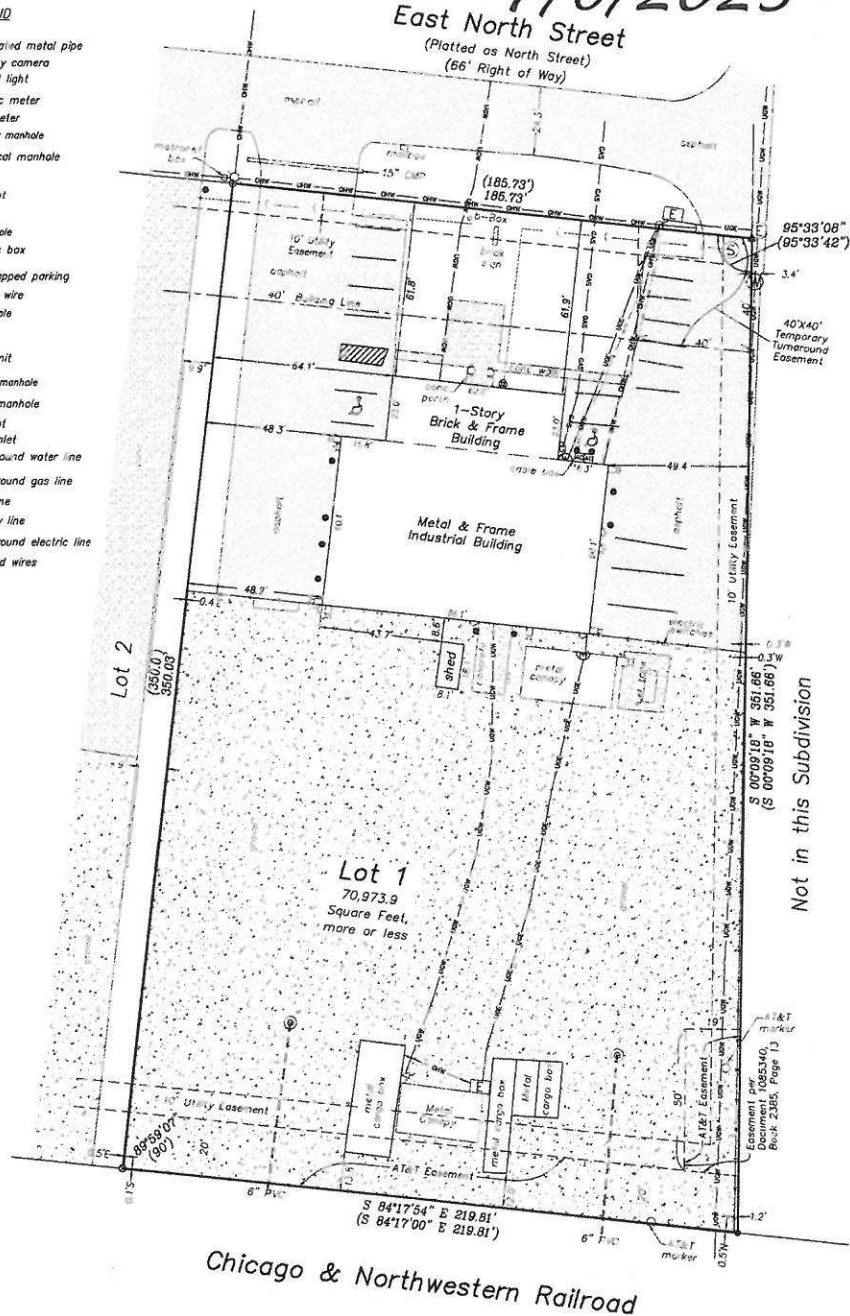
LOT 1 IN KEYSTONE INDUSTRIAL PARK UNIT NO. 2, IN THE VILLAGE OF ELBURN, KANE COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 825 EAST NORTH STREET, ELBURN, ILLINOIS.

For Review Only
 7/6/2023

East North Street
 (Platted as North Street)
 (66' Right of Way)

LEGEND

- CMP = corrugated metal pipe
 SC = security camera
 GL = ground light
 EM = electric meter
 GM = gas meter
 SM = sanitary manhole
 EHM = electrical manhole
 B = ballast
 WL = wall light
 I = inlet
 UP = utility pole
 EB = electric box
 HP = handicapped parking
 AW = anchor wire
 LP = light pole
 S = spigot
 AC = A/C unit
 WM = water manhole
 E = electric manhole
 W = water manhole
 C = cleanout
 DI = dome inlet
 UWL = underground water line
 UGL = underground gas line
 CL = cable line
 SL = sanitary line
 UEL = underground electric line
 OW = overhead wires



Chicago & Northwestern Railroad

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ADDITIONAL PHOTOS



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