

214-216 1ST STREET  
ST. CHARLES, IL

INVESTMENT OPPORTUNITY!



NEW LISTING



PRICED AT \$1,525,000

Four-Unit Historical Commercial property- 100% leased with quality tenants including Arcedium Coffee House (this is where community meets), Fox Valley Cleaners, Bang Bang Salon and Rosie's Color Salon. 8,473 SQFT in 3 buildings on a 14,100 SF site at the NEC of South First and Indiana Streets. This is a leased-fee opportunity. The historical property will be sold subject to the existing leases, which extend for several years.

**Mark Coleman**  
(630)251-7467  
mark@colemanland.com

**Christine Coleman**  
(630)408-0171  
christine@colemanland.com





# Property Summary

- 4 Fully Leased Units
- Property Built: 1900
- Sq. Ft: 8,473
- 2023 Taxes: \$30,293.40
- Located on approx. 0.33 acre

- Zoned CBD-1
- In Central Historic District
- Central Downtown TIF District (included in tax bill)
- SSA 1a and 1b (included in tax bill)
- NFR Letter on file



***This is where potential abounds, with the new Whole Foods replacing the Blue Goose and set to open early spring 2025, along with other businesses including Mio Modo (Francesca's), Brunch Café, moto imoto Asian Kitchen, the 5-story parking deck, Sterling Bank, Vintage 53 Wine Bar, Club Pilates, Kilwins Chocolates, Alter Brewing, ZaZa's Italian Trattoria, Gia Mia Pizza, McNally's Pub, Coroco Coffee, Eden's Events, the renown and historic Baker Hotel, Arcada Theater, million dollar residential condos, and many other successful businesses.***

Financial Information available to serious buyers upon request.  
Deemed Confidential.

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