



**SALE**

# 210 Cedar Avenue

**210 CEDAR AVENUE**

St. Charles, IL 60174

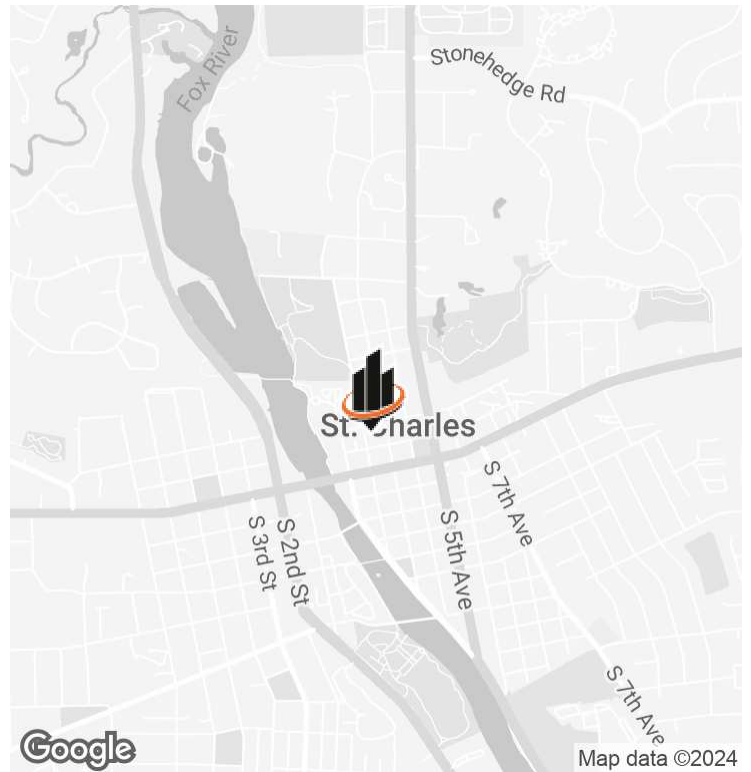
**PRESENTED BY:**

**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$325,000
<b>LOT SIZE:</b>	0.09 Acres
<b>BUILDING SIZE:</b>	1,143 SF
<b>TAXES;</b>	\$8,028
<b>YEAR BUILT:</b>	1860

## PROPERTY DESCRIPTION

Excellent owner/user opportunity or investment property in downtown St. Charles. Charming, historic building located in the downtown St Charles Historic District. 1,143 SF mostly open area on the first floor with a kitchen in back and one restroom. 2nd floor "loft" area for additional space. Building was remodeled in 2018 with new HVAC and new outdoor paver patio. It was most recently operating as an event space for bridal/baby showers and small events. Max capacity is 45 people. Hardwood floors and great lighting throughout the space. Outdoor patio provides extra outdoor space.

Ample parking in 2 adjacent public parking lots.

## PROPERTY HIGHLIGHTS

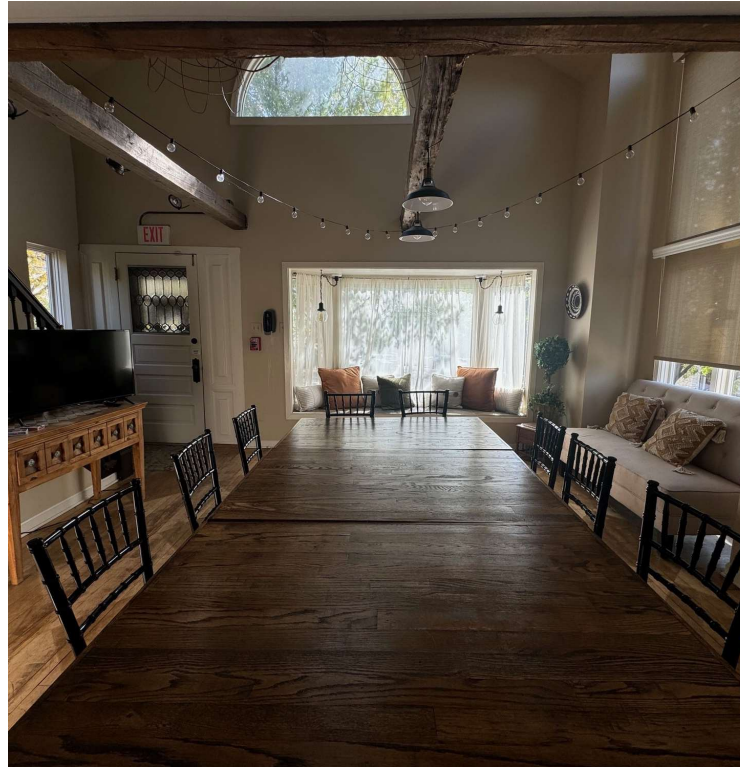
- Great location in downtown St. Charles historic district
- Completely renovated
- Newer mechanicals and NEW roof in 2024
- Public parking in lot adjacent to the building and across street

**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

## ADDITIONAL PHOTOS

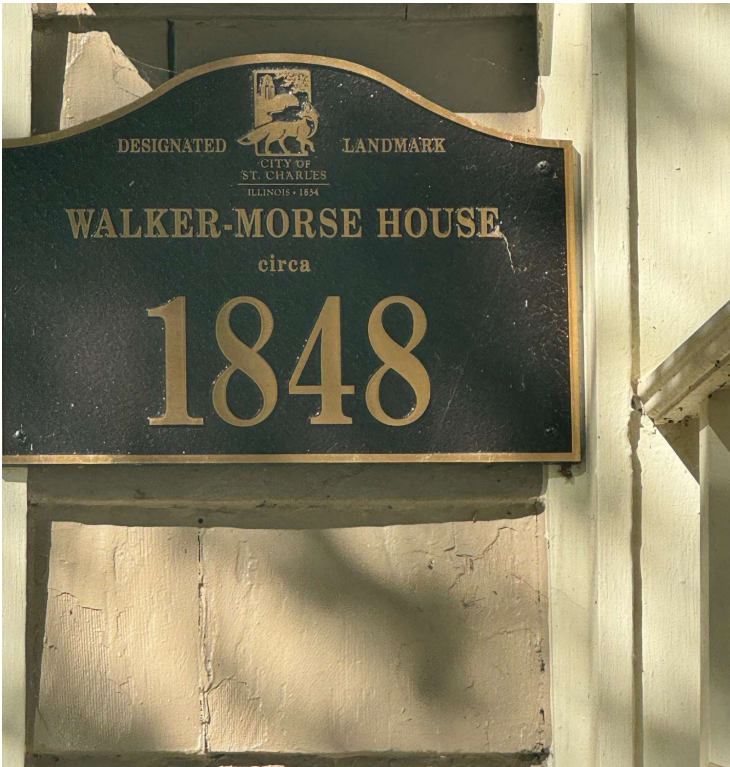


**SHARON O'LEARY**  
O: 630.938.4950  
sharon.oleary@svn.com

210 CEDAR AVENUE | 210 Cedar Avenue St. Charles, IL 60174

SVN | LANDMARK COMMERCIAL REAL ESTATE 3

## ADDITIONAL PHOTOS



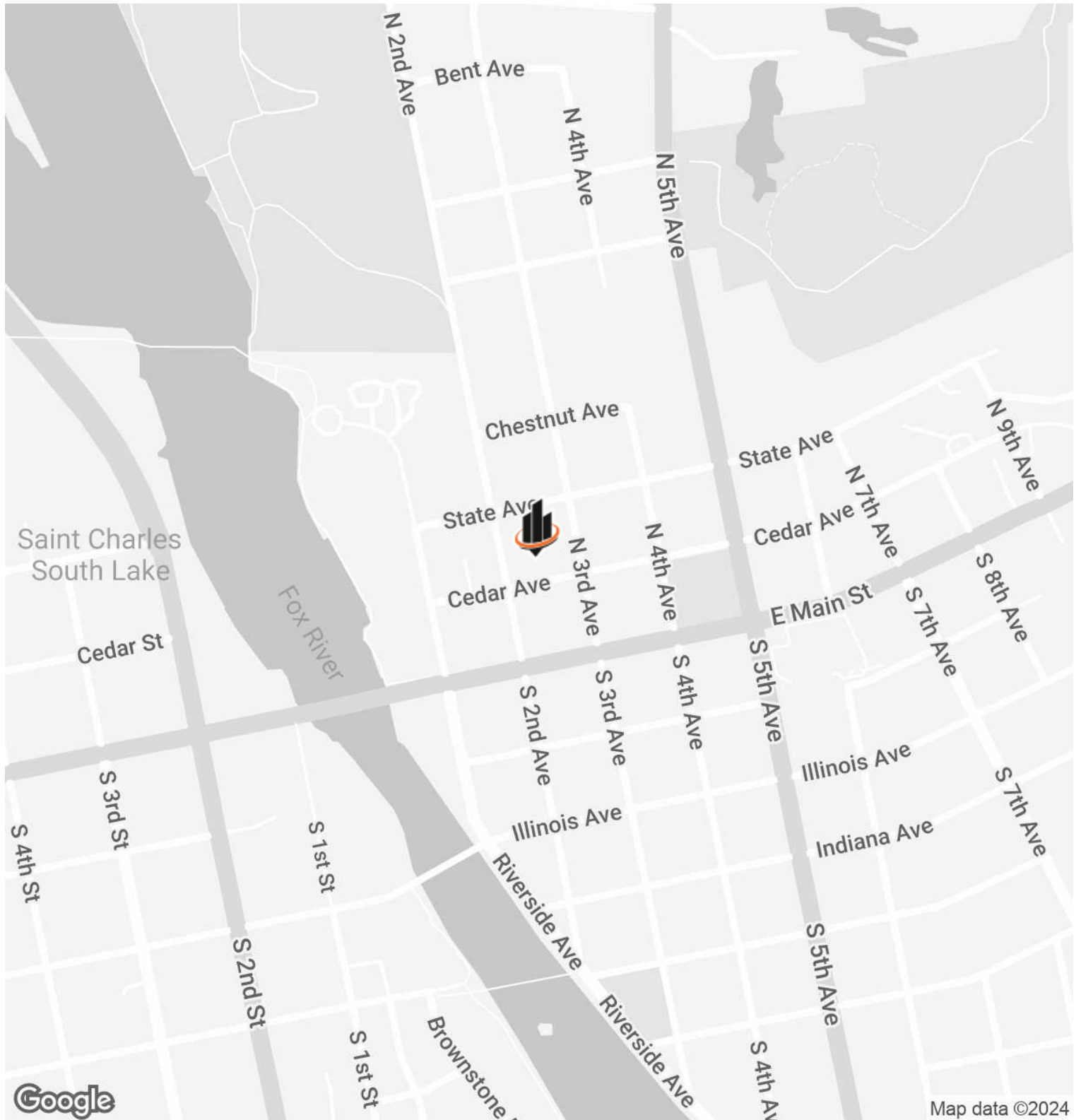
**SHARON O'LEARY**  
O: 630.938.4950  
sharon.oleary@svn.com

**PROPERTY SURVEY**



**SHARON O'LEARY**  
 O: 630.938.4950  
 sharon.oleary@svn.com

# LOCATION MAP

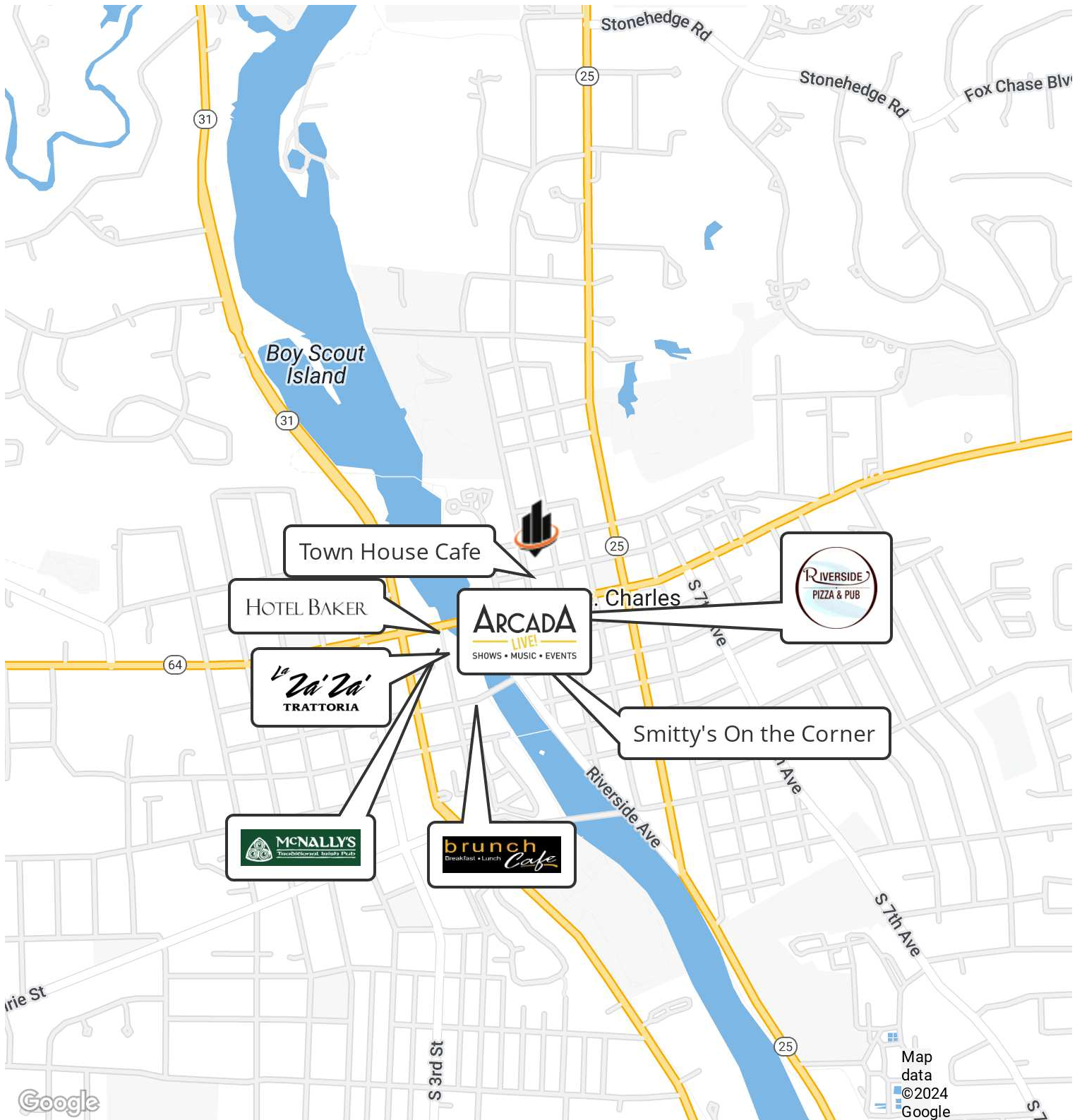


**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

## SURROUNDING BUSINESSES

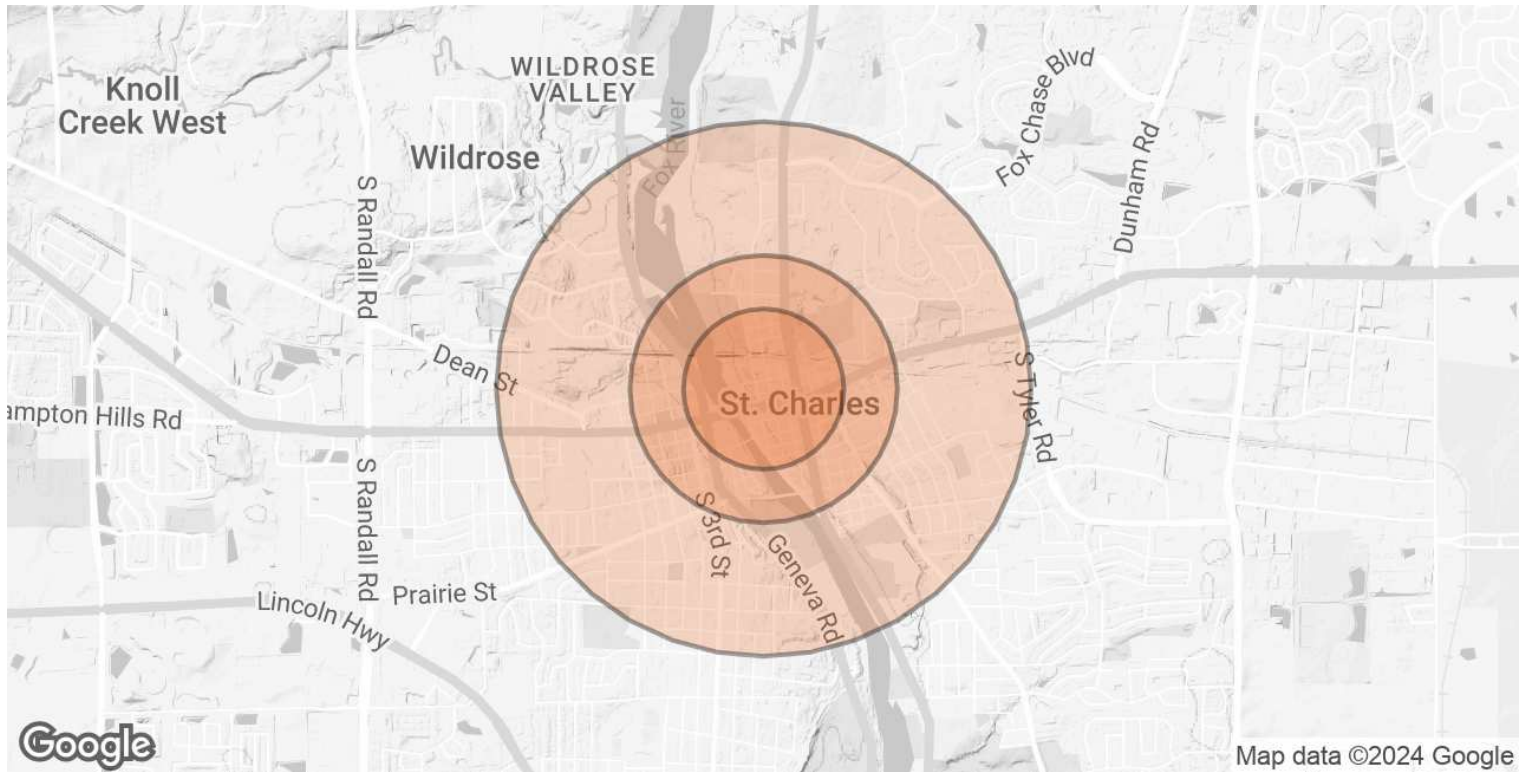


**SHARON O'LEARY**

O: 630.938.4950

sharon.oleary@svn.com

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	597	2,874	9,221
<b>AVERAGE AGE</b>	43	44	44
<b>AVERAGE AGE (MALE)</b>	42	42	42
<b>AVERAGE AGE (FEMALE)</b>	44	45	45
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	285	1,400	4,077
<b># OF PERSONS PER HH</b>	2.1	2.1	2.3
<b>AVERAGE HH INCOME</b>	\$134,928	\$127,262	\$145,431
<b>AVERAGE HOUSE VALUE</b>	\$460,179	\$473,631	\$443,734

Demographics data derived from AlphaMap

**SHARON O'LEARY**  
 O: 630.938.4950  
 sharon.oleary@svn.com



## ADVISOR BIOGRAPHY



### SHARON O'LEARY

Senior Advisor

sharon.oleary@svn.com

Direct: **630.938.4950** | Cell: **630.688.7483**

### PROFESSIONAL BACKGROUND

Sharon O'Leary specializes in selling and leasing office/medical, industrial, retail, and land sales, primarily in the suburban Chicago markets. With over 17 years of Commercial Real Estate experience, O'Leary has completed more than 400 leasing and sales transactions, including several tenant representation assignments.

Before joining SVN, Sharon was a Senior Broker with Murray Commercial in St. Charles for ten years. She began her career as a sales and leasing agent with a commercial developer in the west suburbs. Most of her career has focused on St. Charles, Geneva, Elgin, surrounding communities, and other western and northwest suburbs. O'Leary is very involved with local government agencies, serving on many committees and involvement with many professional organizations. These affiliations allow her to offer an extensive network of experienced business associates and to be the local Commercial Real Estate expert in the communities she serves. She serves as a St. Charles Downtown Business Alliance Committee chair and Commercial Construction Real Estate Development committee for the St. Charles Chamber.

O'Leary holds a Bachelor of Science in Marketing from Northern Illinois University and has been a lifetime resident of the western suburb of St. Charles, where she lives with her husband and raised her two children. Before becoming a Real Estate Broker, Sharon was a Marketing Communications Specialist with two local manufacturing companies. Her volunteer efforts in the local community include past Board members of the St. Charles Downtown Partnership, Committee volunteers for CASA Kane County, and the Girls and Boys Club of Elgin, among others.

#### SVN | Landmark Commercial Real Estate

25 N Third Street, Suite 200

Geneva, IL 60134

630.938.4950

#### SHARON O'LEARY

O: 630.938.4950

sharon.oleary@svn.com