

FOR SALE

Century Corners Historic Property

115 CEDAR AVE

St Charles, IL 60174

PRESENTED BY:

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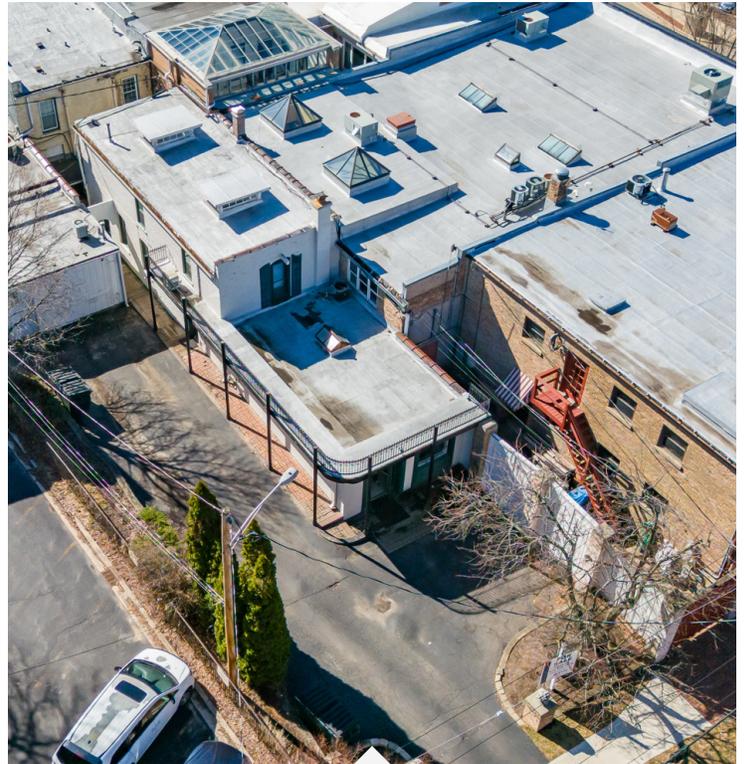
FOR SALE
Mixed Use
630.938.4950
Jeff Cadwallader • Sharon O'Leary
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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	115 Cedar Ave
PROPERTY TYPE	Retail/office
PROPERTY SUBTYPE	Free Standing Building
APN	09-27-386-015
BUILDING SIZE	2,860 SF
LOT SIZE	4,530 SF
BUILDING CLASS	B
YEAR BUILT	1850
NUMBER OF FLOORS	2
ASKING PRICE	\$595,000

Prime investment opportunity in St. Charles, IL! This historic 2,860 SF building offers a unique blend of historic character and modern potential. Zoned CBD-1, the property presents a versatile space, ideal for retail, office and potential 2nd floor apartment. Once home to the Garter Bakery, this property recently was awarded historic landmark status. Located in the heart of downtown St. Charles, investors can capitalize on the area's diverse consumer base and thriving downtown filled with arts, entertainment, shopping, recreational activities and restaurants.

The building offers much character with a French Quarter/New Orleans style architecture. Potential grant incentives available from the City of St. Charles for building improvements.



- 2,860 SF historic building
- Built in 1850
- Zoned CBD-1 for versatile use
- Prime downtown location in Historic Century Corners
- Rich architectural character
- Potential for 2nd floor apartment

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EXTERIOR PHOTOS



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FIRST FLOOR PHOTOS



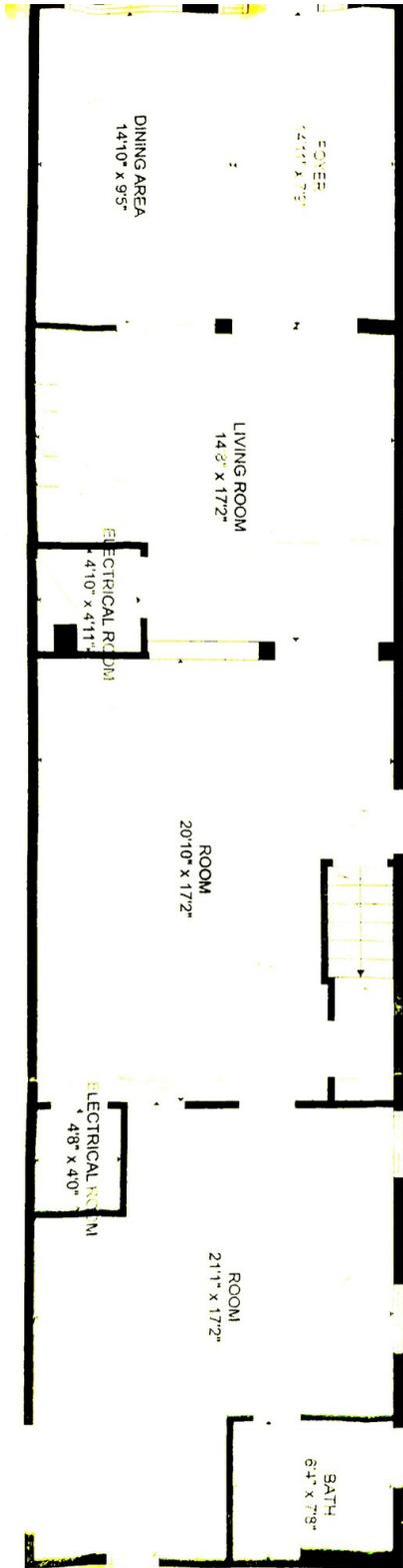
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2ND FLOOR PHOTOS

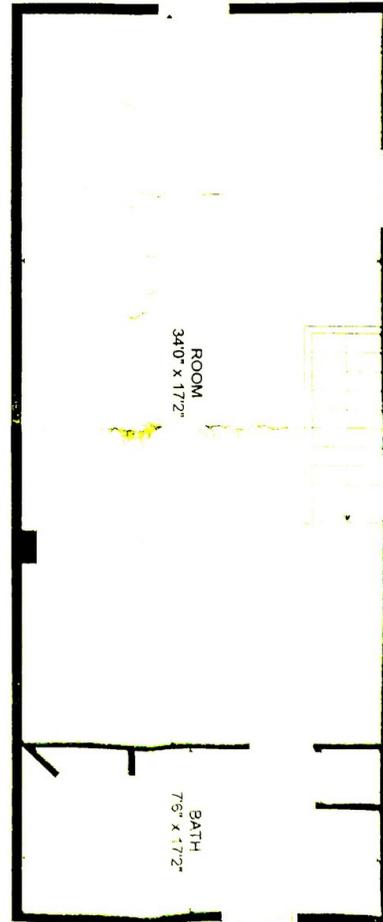


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FLOOR PLAN



FLOOR 2



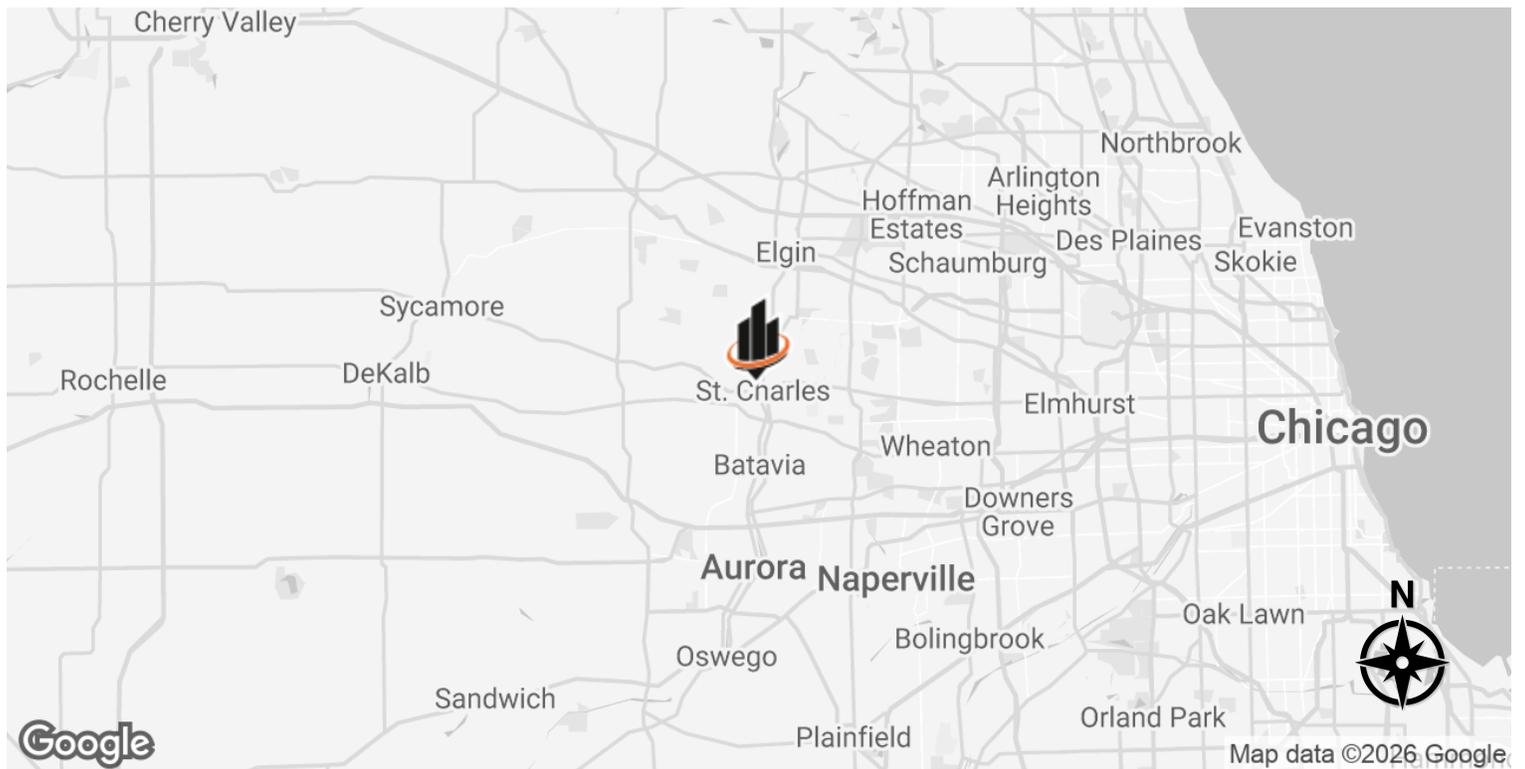
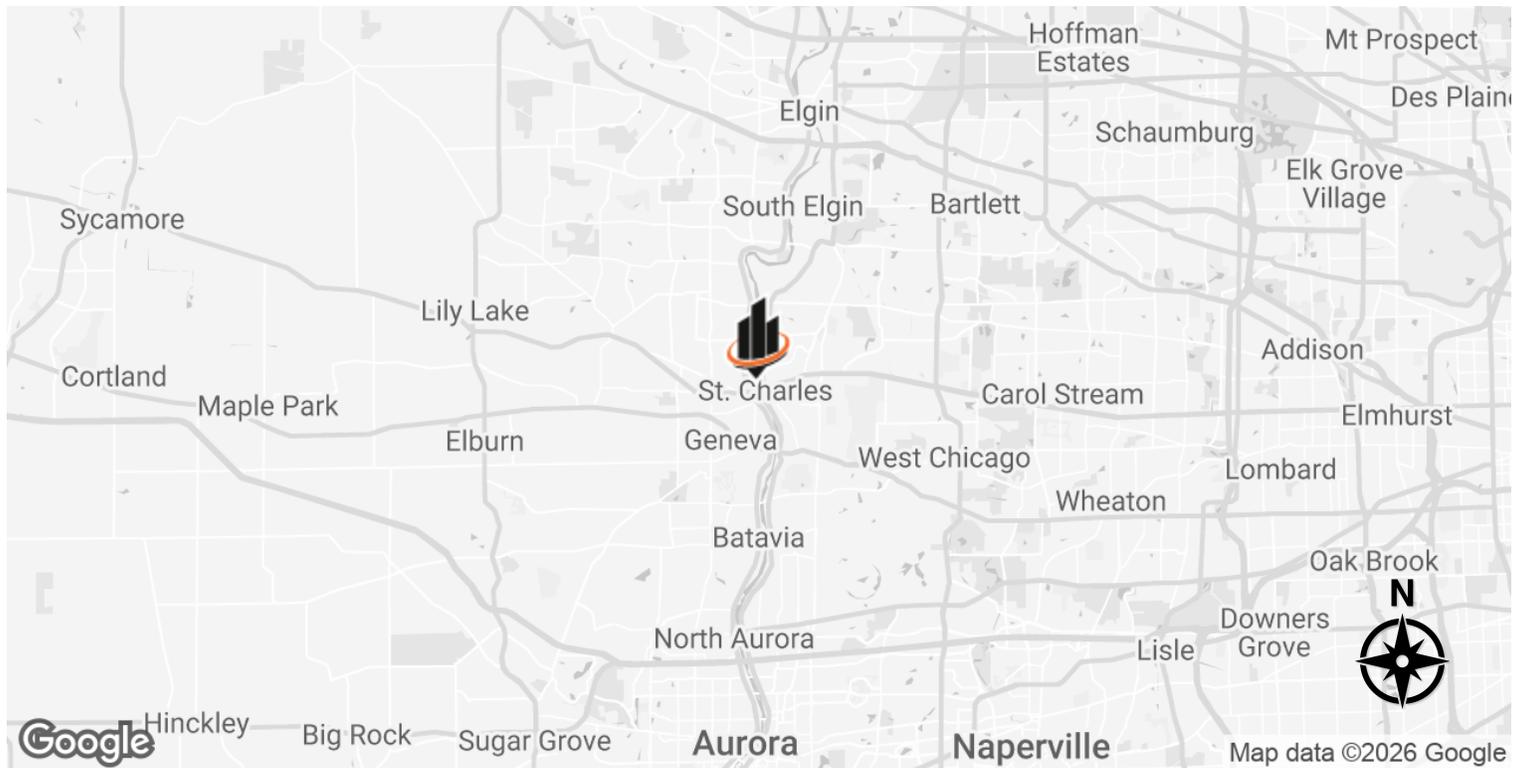
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RETAILER MAP



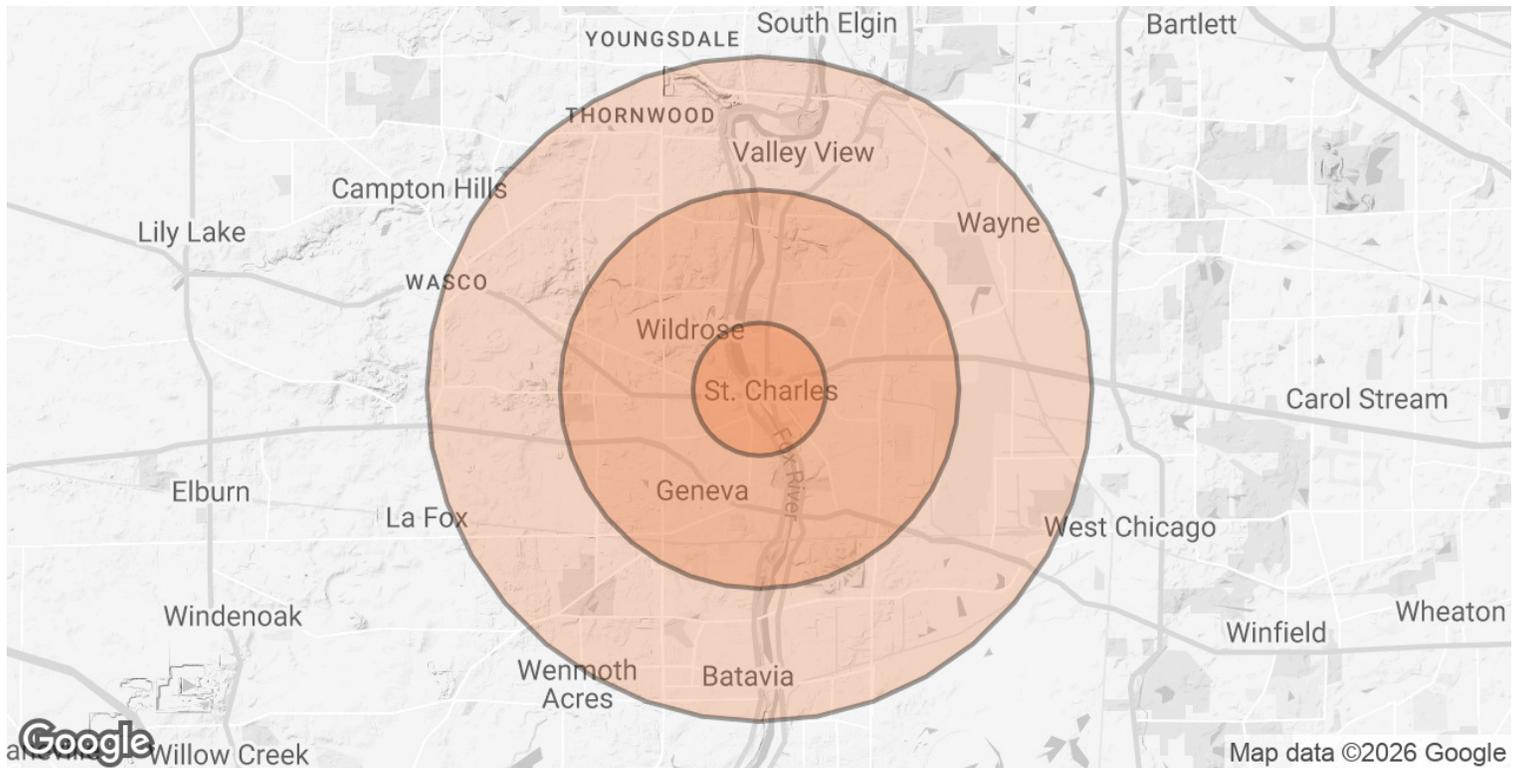
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,033	54,729	109,776
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	41	40
AVERAGE AGE (FEMALE)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,416	21,608	41,329
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$142,818	\$165,975	\$173,348
AVERAGE HOUSE VALUE	\$436,160	\$450,301	\$455,146

Demographics data derived from AlphaMap

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