



Leath Building

164-166 E. CHICAGO STREET, ELGIN, IL 60120

SALE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2075 Foxfield Road, Suite 200
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

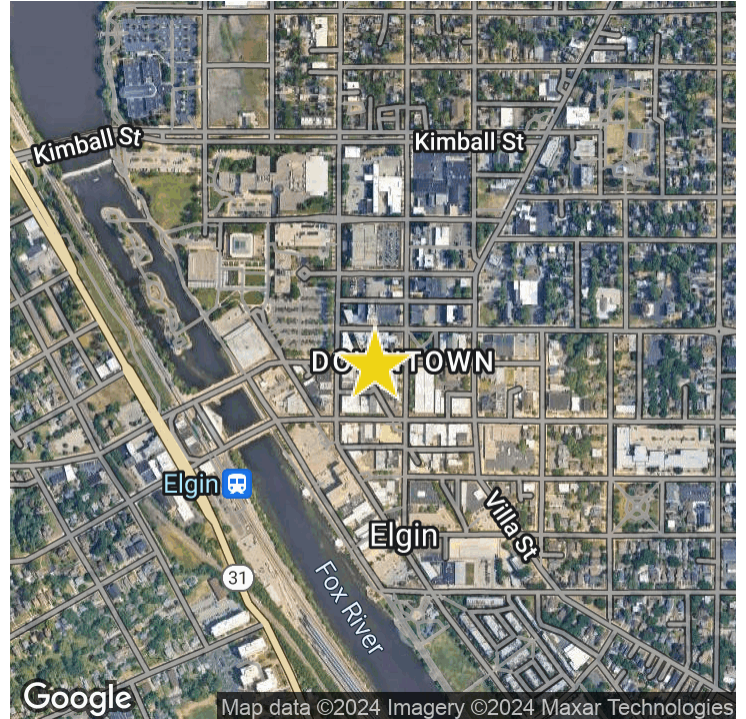
JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

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OFFICE BUILDING FOR SALE



SALE PRICE

\$1,500,000

OFFERING SUMMARY

Price / SF:	\$88.76
Lot Size:	0.14 Acres
Building Size:	16,900 SF
Zoning:	CC1 - Center City 1
Market:	Chicago
Submarket:	Far Northwest
Traffic Count:	14,300
PIN:	06-14-284-014
2021 Tax Bill Pay 2022:	\$19,557 (\$1.16/sf)

PROPERTY OVERVIEW

Multi-Tenant Stabilized Office Building

Stabilized & Diversified Tenant Roster

Highly visible location in Downtown Elgin. This stately and inviting multi-tenant brick building features high ceilings, natural light, and open floor plans.

A full renovation done in 2010-2012 included new HVAC, electrical, plumbing, and windows.

PROPERTY HIGHLIGHTS

- Investor and/or Owner User Opportunity
- 2 Elevators
- Security System
- Fully Sprinkled
- Separately metered gas & electric
- Desirable Location walkable to Metra and Downtown Amenities



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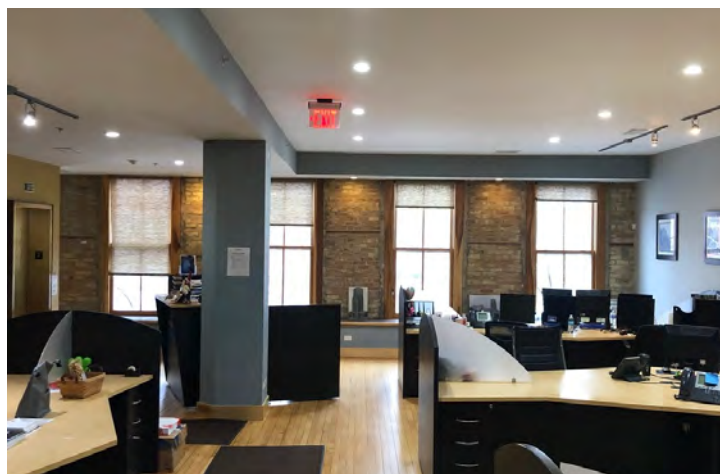
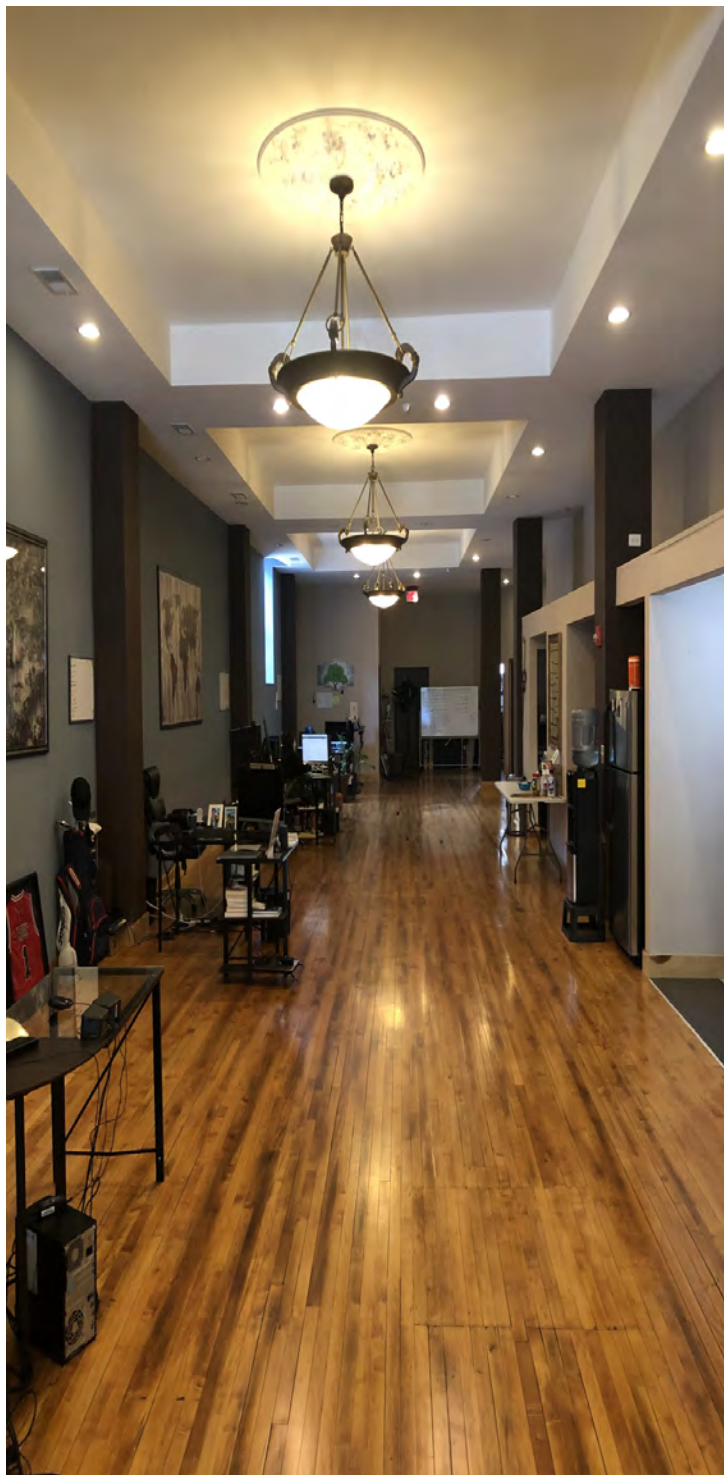
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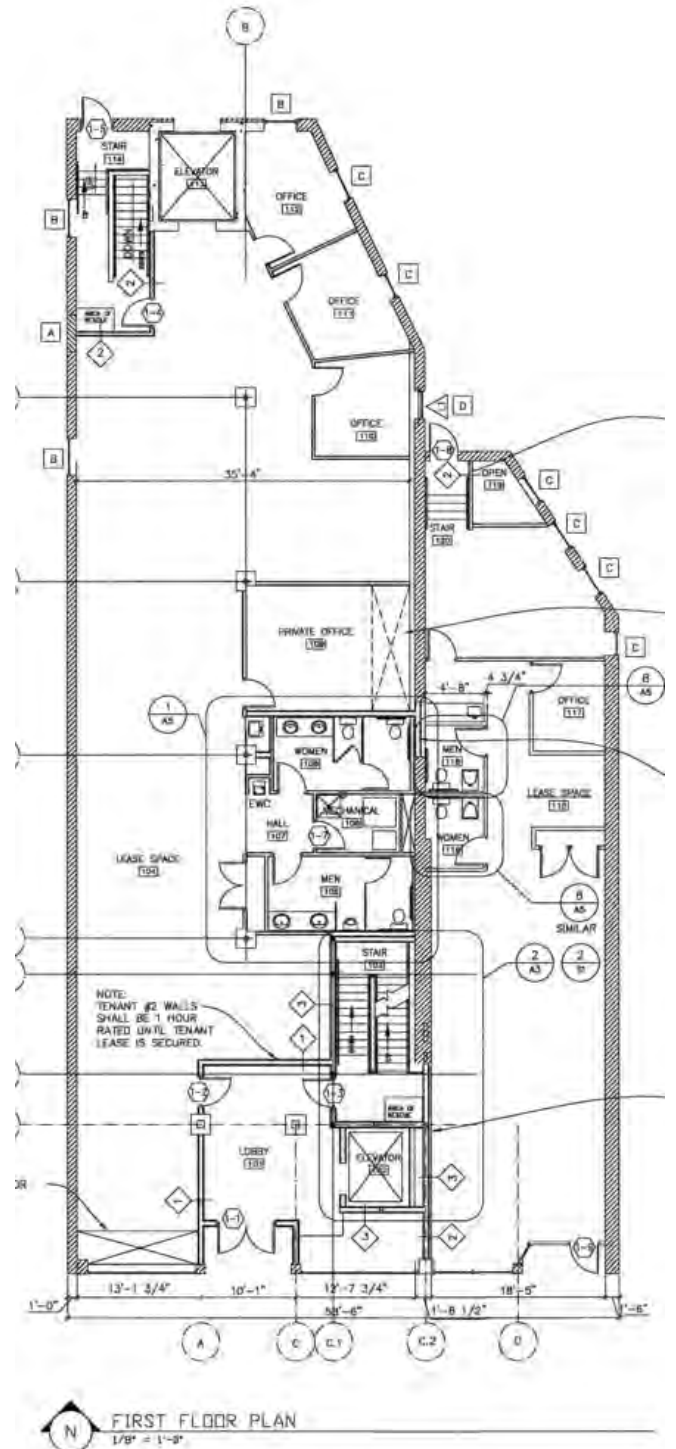
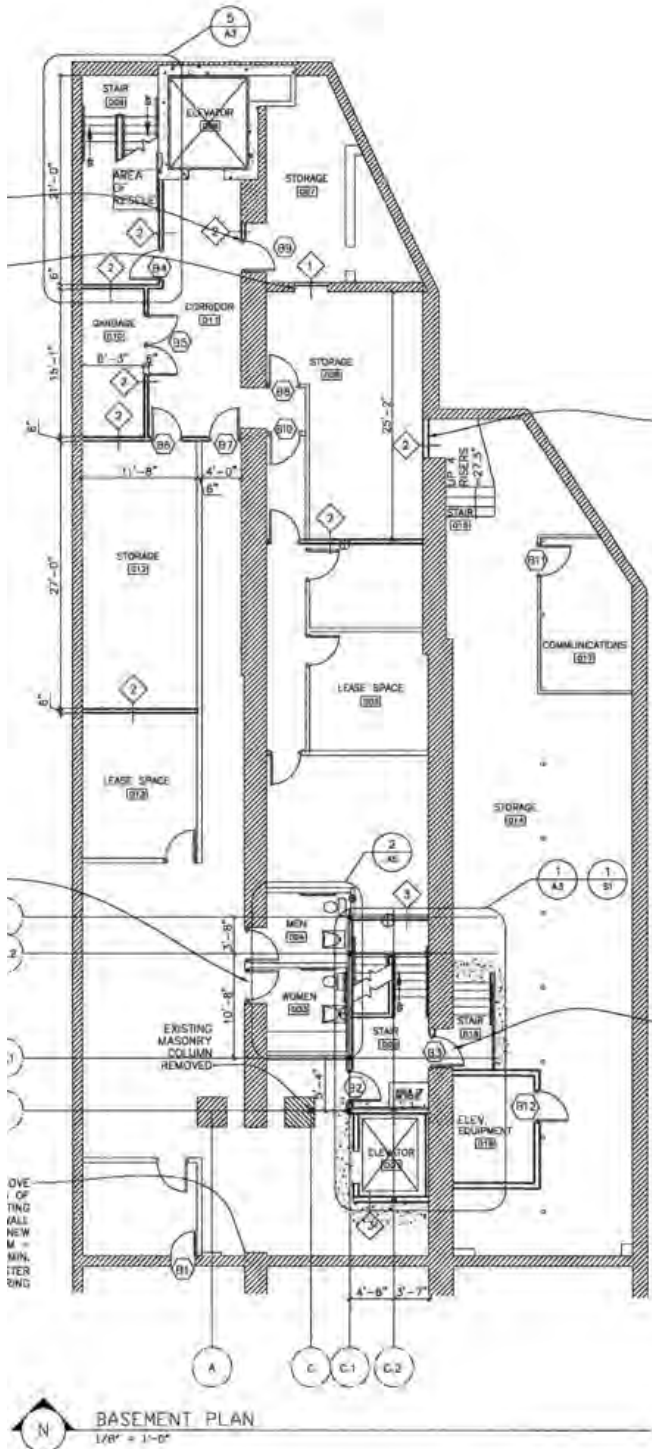
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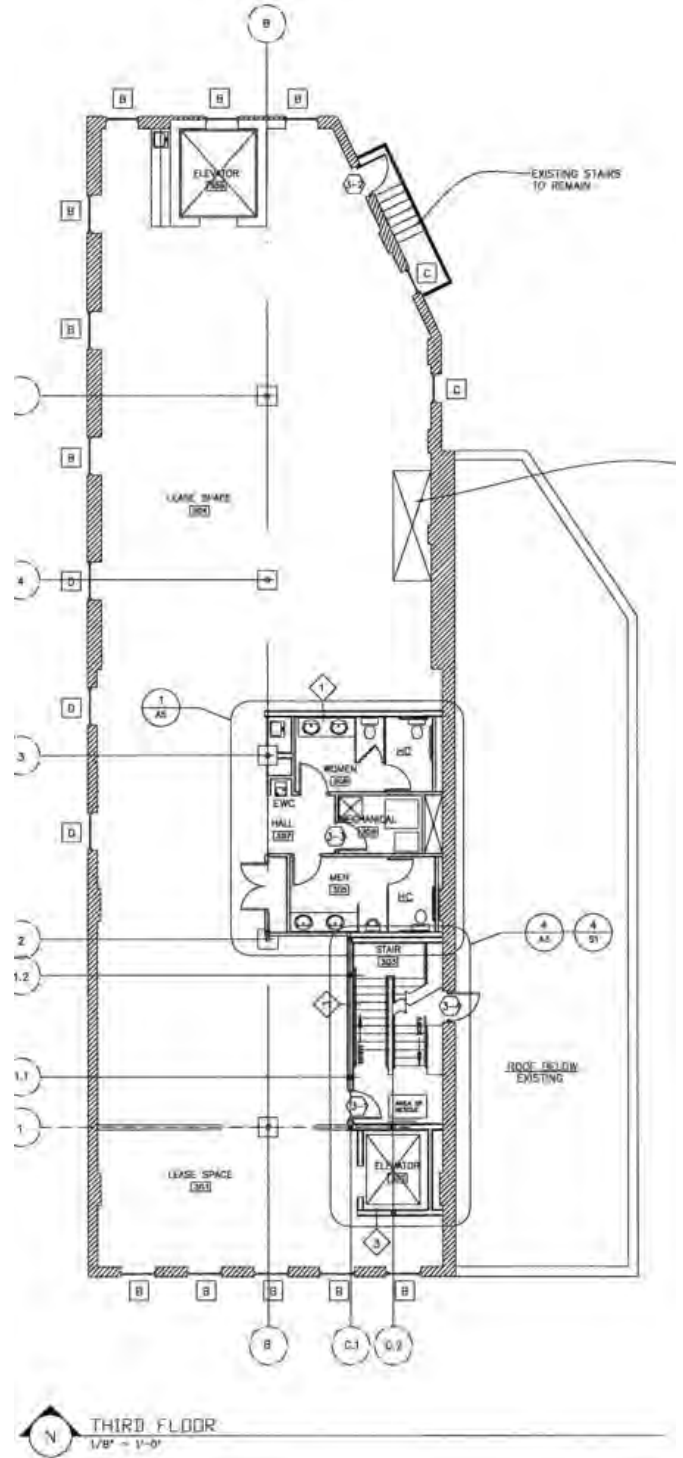
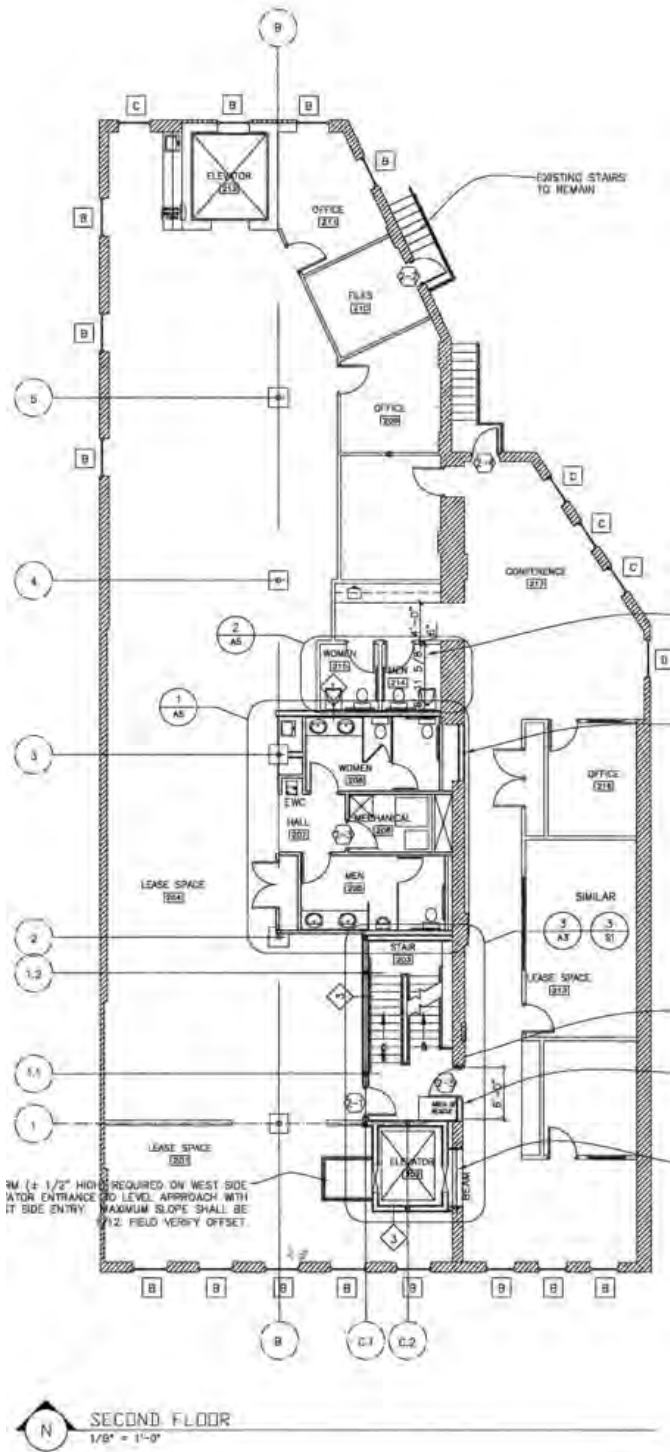
FOOTPRINTS - BASEMENT & 1ST FLOOR



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FOOTPRINTS - 2ND & 3RD FLOORS



Leath Building

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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: **06-14-284-014**



1st
2
0
2
3

****DUPLICATE****

LEATH PARTNERS LLC
 164 E CHICAGO ST
 ELGIN IL 60120-5524

1ST INSTALLMENT 2023	10,959.72
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$10,959.72
INSTALLMENT BALANCE DUE	Paid on 05/30/2024 \$0.00
DUE ON OR BEFORE 06/03/24	

Remove stub and remit with payment

06142840141000000000000603246

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: **06-14-284-014**



2nd
2
0
2
3

****DUPLICATE****

LEATH PARTNERS LLC
 164 E CHICAGO ST
 ELGIN IL 60120-5524

2ND INSTALLMENT 2023	10,959.72
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$0.00
INSTALLMENT BALANCE DUE	\$10,959.72
DUE ON OR BEFORE 09/03/24	

Remove stub and remit with payment

0614284014200010959720903245

Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023	Parcel Number	1st	2nd
0.274784	\$216.55	KANE COUNTY	0.256450	\$202.10	06-14-284-014 Late Payment Schedule Jan 4 Thru Jul 3 Jul 4 Thru Aug 3 Aug 4 Thru Sept 3 Sept 4 Thru Oct 3 Oct 4 Thru Oct 25 Payment on or after Sept. 16, 2024. Please see instructions on reverse side for LATE PAYMENTS. Mail To: LEATH PARTNERS LLC, 164 E CHICAGO ST, ELGIN IL 60120-5524 Property Location: 164-166 E CHICAGO ST, ELGIN, IL 60120 Township: EL, Tax Code: EL914, Acres: [blank] Tax Map: 8.524520, Sold at tax Sale: [blank], Forfeited tax: [blank] First Installment Tax: 10,959.72, Second Installment Tax: 10,959.72 Adjustment: [blank], Penalty: [blank], Other Fees: [blank] Paid on 05/30/2024, Total Due Due by 09/03/2024: \$21,919.44		
0.057460	\$45.28	KANE COUNTY PENSION	0.052912	\$41.70			
0.136626	\$107.67	KANE FOREST PRESERVE	0.126782	\$101.50			
0.000116	\$0.10	KANE FOREST PRESERVE PENSION	0.000108	\$0.08			
0.007483	\$76.83	ELGIN TOWNSHIP	0.003481	\$73.67			
0.000000	\$0.00	ELGIN TOWNSHIP MENTAL HEALTH	0.003035	\$2.39			
0.003150	\$2.49	ELGIN TOWNSHIP PENSION	0.002152	\$1.70			
0.065248	\$51.42	ELGIN TWP ROAD DIST	0.063592	\$50.11			
0.001488	\$1.18	ELGIN TWP ROAD DIST PENSION	0.001428	\$1.15			
1.048084	\$826.70	ELGIN CITY	0.954173	\$751.99			
0.488257	\$385.96	ELGIN CITY PENSION	0.410821	\$328.50			
5.501482	\$4,335.70	ELGIN SCH DIST U46	5.404556	\$4,269.35			
0.065661	\$75.34	ELGIN SCH DIST U46 PENSION	0.057250	\$45.12			
0.422447	\$332.98	ELGIN COLLEGE 509	0.420660	\$331.53			
0.000032	\$0.03	ELGIN COLLEGE 509 PENSION	0.000030	\$0.02			
0.413689	\$326.03	GAIL BORDEN LIBRARY	0.406910	\$320.60			
0.038082	\$30.02	GAIL BORDEN LIBRARY PENSION	0.035400	\$27.90			
0.024633	\$19.65	FOX RIVER WATER RECLAM DIST	0.023715	\$18.69			
0.000000	\$13,496.78	ELGIN TR-3	0.000000	\$15,201.28			
0.000000	\$0.00	ELGIN RIVERS EDGE REDEVELOPMENT ZONE	0.000000	\$0.00			
2023 Kane County Real Estate Tax Bill Christopher J. Lauzen CPA, MBA 719 S. Batavia Avenue, Bldg. A Geneva, IL 60134					JIF BASE 78,810.00 FAIR CASH VALUE 771,479.00 LAND VALUE 30,315.00 BUILDING VALUE 226,819.00 HOME IMPROVEMENT VET 0.00 ASSESSED VALUE 257,134.00 STATE MULTIPLIER 1.0000 EQUALIZED VALUE 257,134.00 HOMESTEAD EXEMPTION 0.00 SENIOR EXEMPTION 0.00 OTHER EXEMPTIONS 0.00 FARM LAND 0.00 FARM BUILDING 0.00 NET TAXABLE VAL 257,134.00 TAX RATE 8.524520 CURRENT TAX \$21,919.44 NONAD VALOREM TAX \$0.00 BACK TAX / FORG AMOUNT \$0.00 ENTERPRISE ZONE \$0.00 TOTAL TAX DUE \$21,919.44		
8.67112E	\$20,320.50	TOTAL	8.524520	\$21,919.44			



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LOCATION MAP



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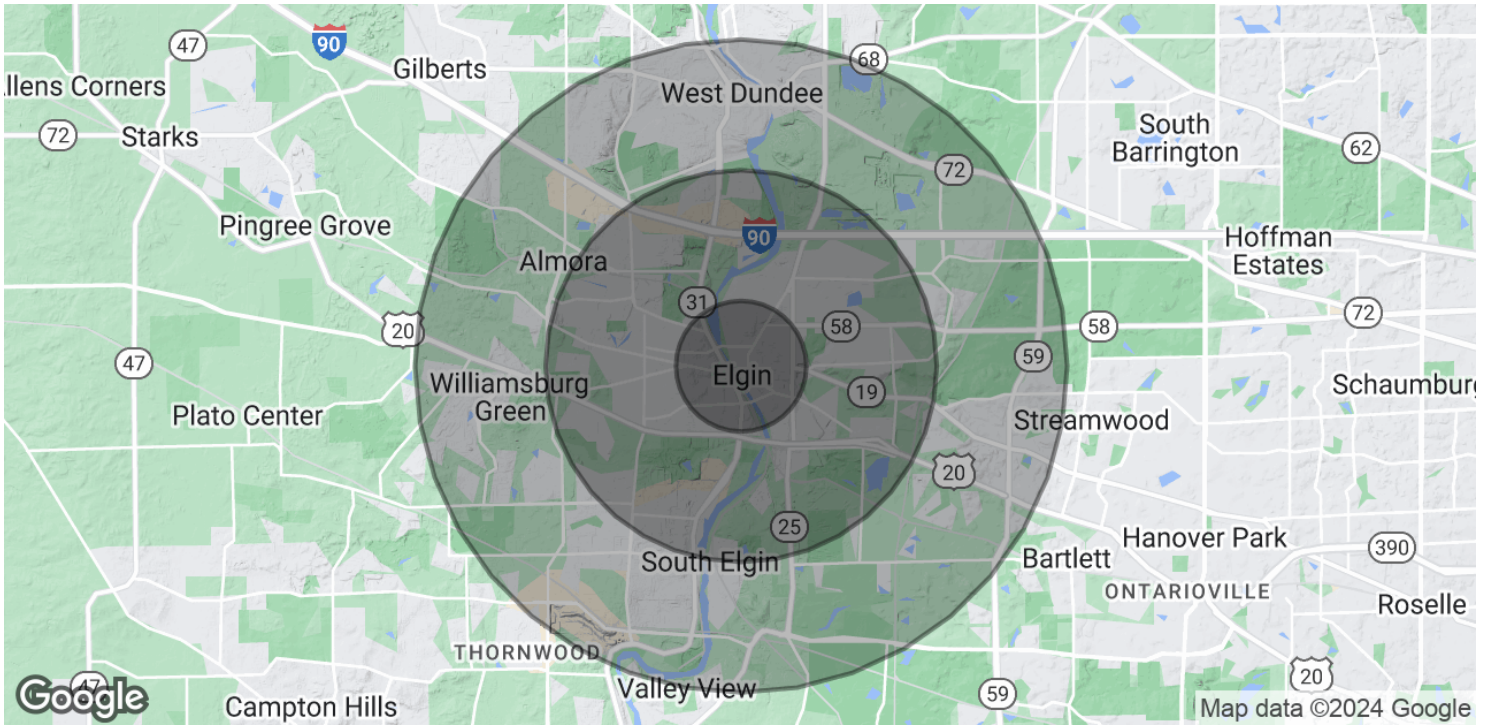
SURROUNDING BUSINESSES



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	23,035	104,535	189,008
Average Age	27.5	31.5	33.5
Average Age (Male)	27.5	30.6	32.7
Average Age (Female)	29.0	32.9	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,289	34,793	64,671
# of Persons per HH	3.2	3.0	2.9
Average HH Income	\$53,755	\$64,086	\$75,090
Average House Value	\$193,929	\$223,763	\$269,819

TRAFFIC COUNTS

14,300/day

* Demographic data derived from 2020 ACS - US Census

OFFICE BUILDING FOR SALE

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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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The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

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.