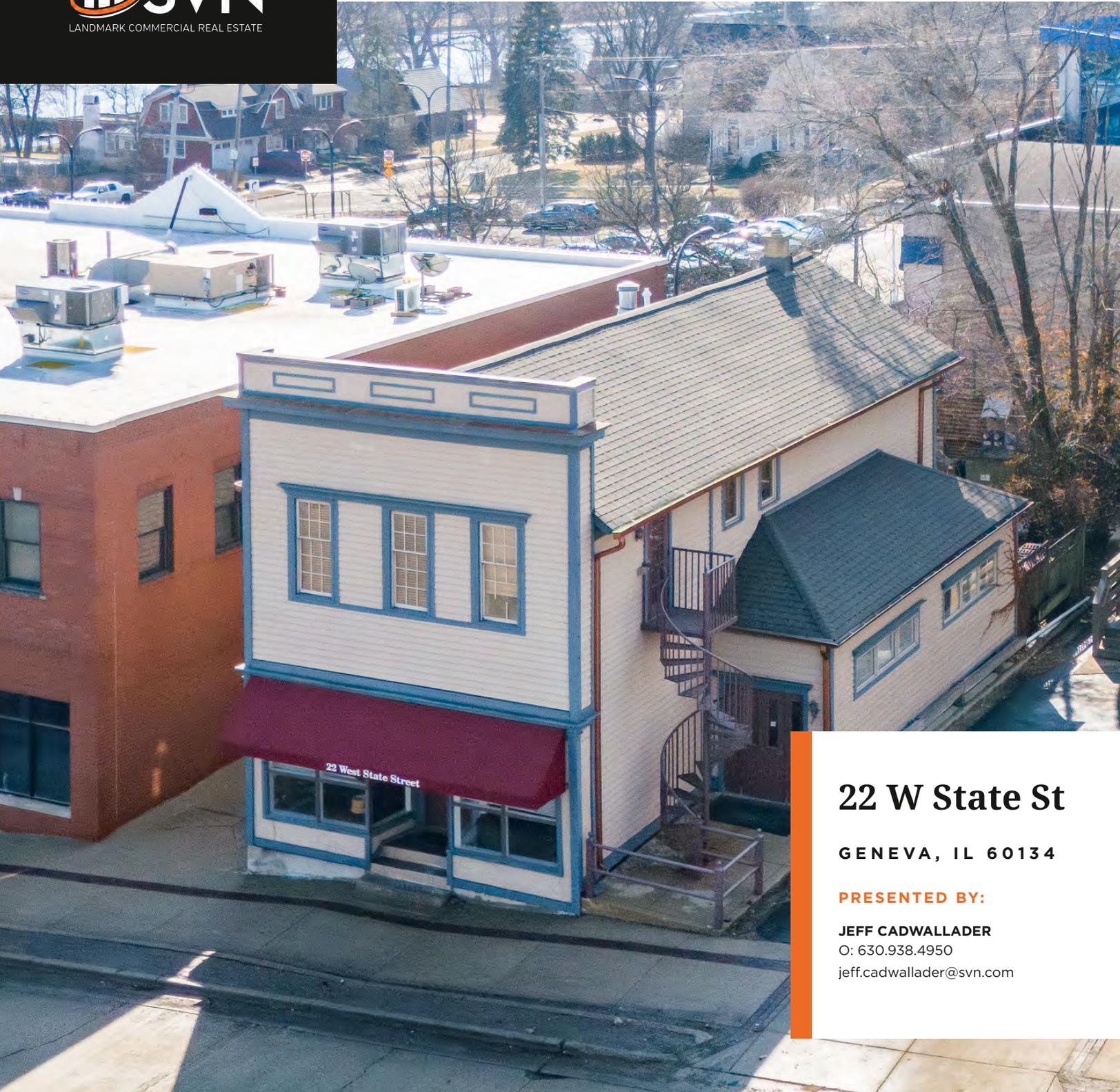




Historic Downtown Geneva Office Building



22 W State St

GENEVA, IL 60134

PRESENTED BY:

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PROPERTY SUMMARY

HISTORIC DOWNTOWN GENEVA OFFICE BUILDING

22 W STATE ST
GENEVA, IL 60134

OFFERING SUMMARY

SALE PRICE:	\$725,000
BUILDING SIZE:	2,497 SF
2024 TAXES:	\$10,831



PROPERTY SUMMARY

Own a piece of Geneva's history with this beautifully renovated office building with over 3,300 SF of usable space, perfectly positioned in the heart of Downtown. Built in 1893 and modernized in 2007, this property offers three finished floors, multiple entrances, and flexible layouts ideal for an owner-user or small business seeking long-term investment stability. Distinctive architectural details—like exposed tension beams on the second floor—highlight the building's historic character while supporting modern workspace needs. Zoned D-CM and surrounded by Geneva's vibrant downtown shops, restaurants, and just blocks from the Metra station, this is a rare opportunity to own a signature property that blends timeless charm with everyday functionality.



PROPERTY HIGHLIGHTS

- 3 Finished Floors
- Multiple Access/Entries
- 7 Private Offices, Conference Room & Open Work Areas
- Restrooms on Each Floor
- Can Be Sub-Divided Into Multiple Units
- Architectural Tension Ceiling on 2nd Floor
- Historic Landmark Geneva Building



Finished Lower Level



Architectural Details



Historic Geneva Building

FLOOR PLANS



MAIN FLOOR



2ND FLOOR



LOWER LEVEL

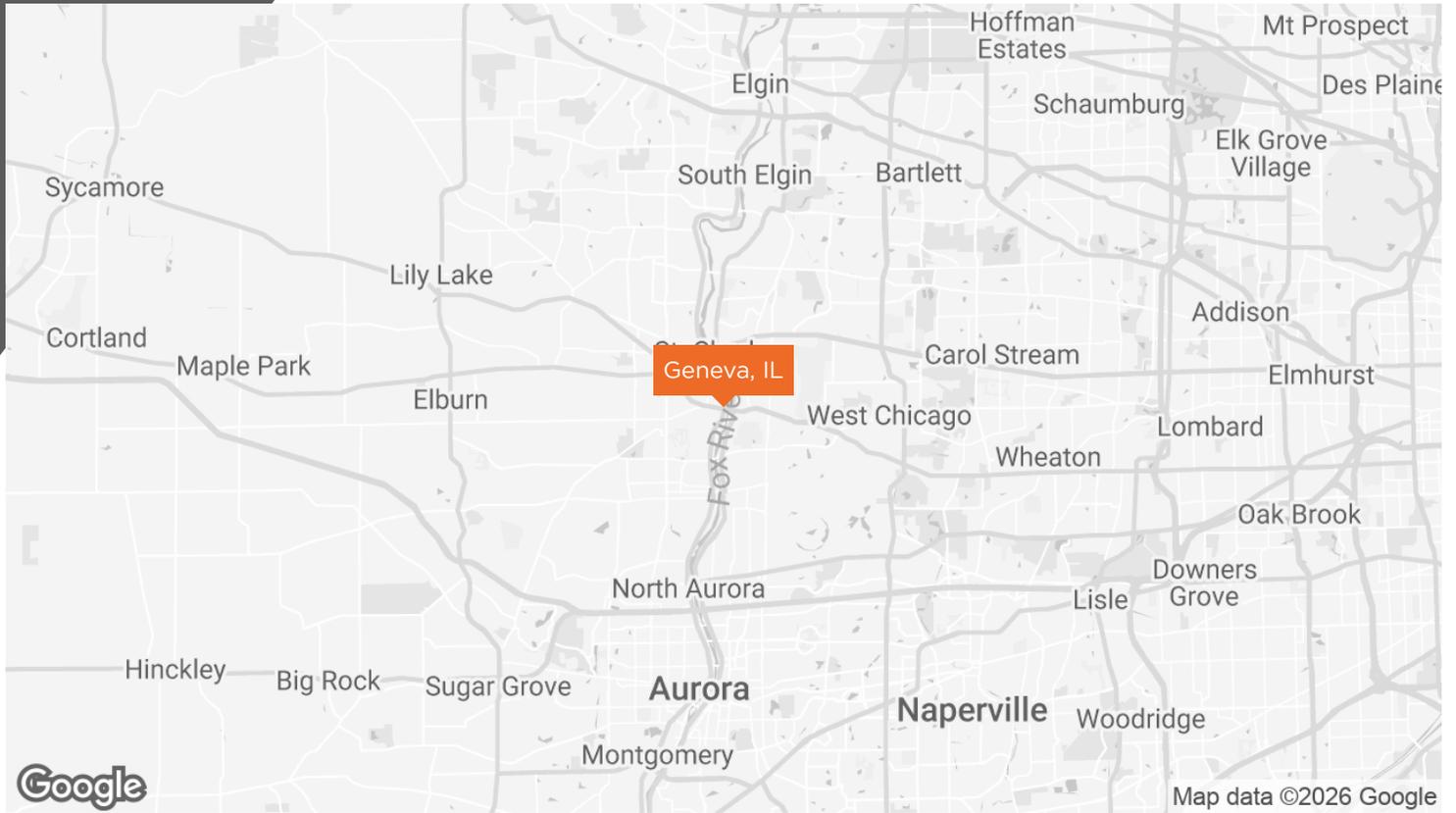




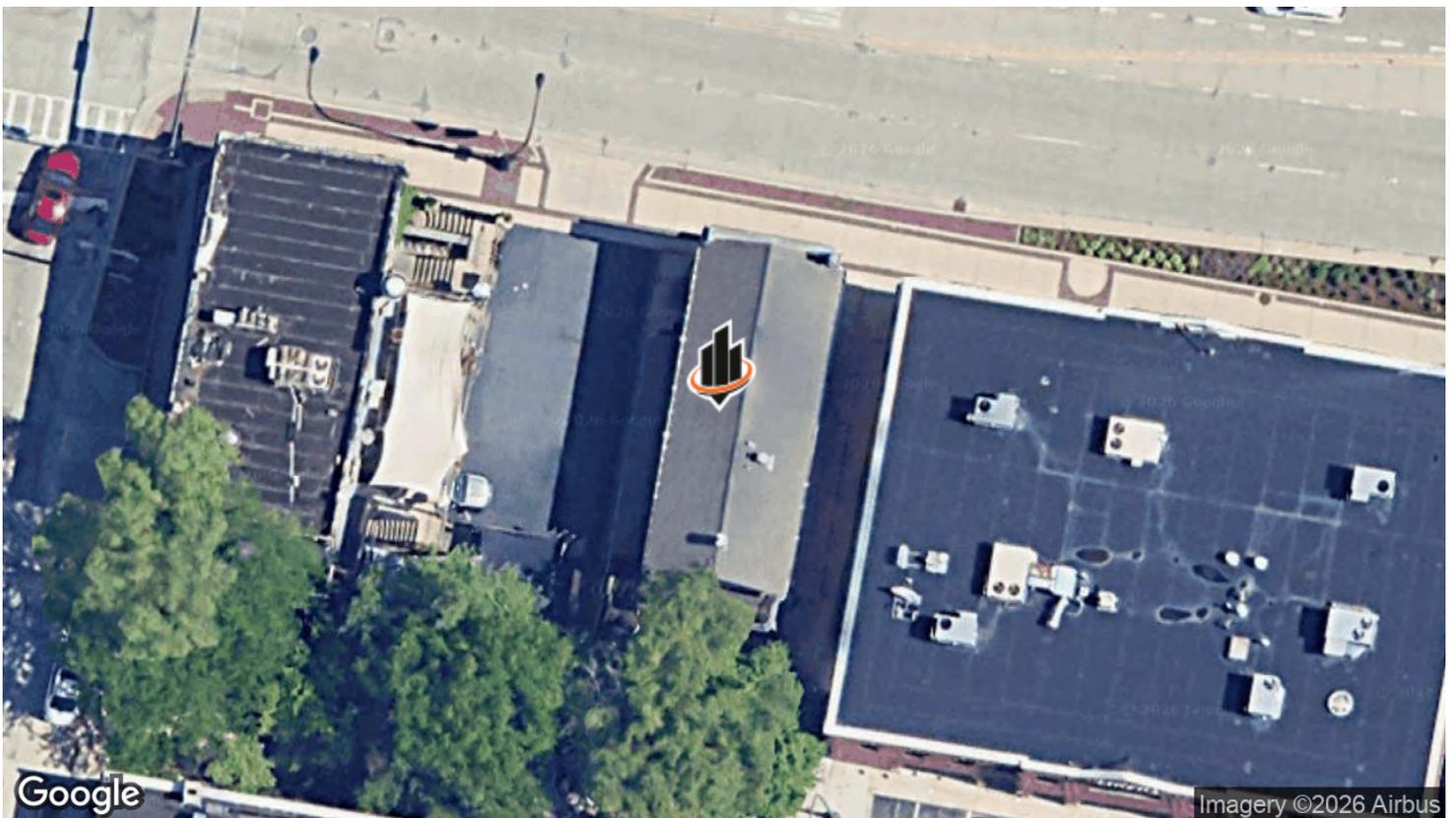
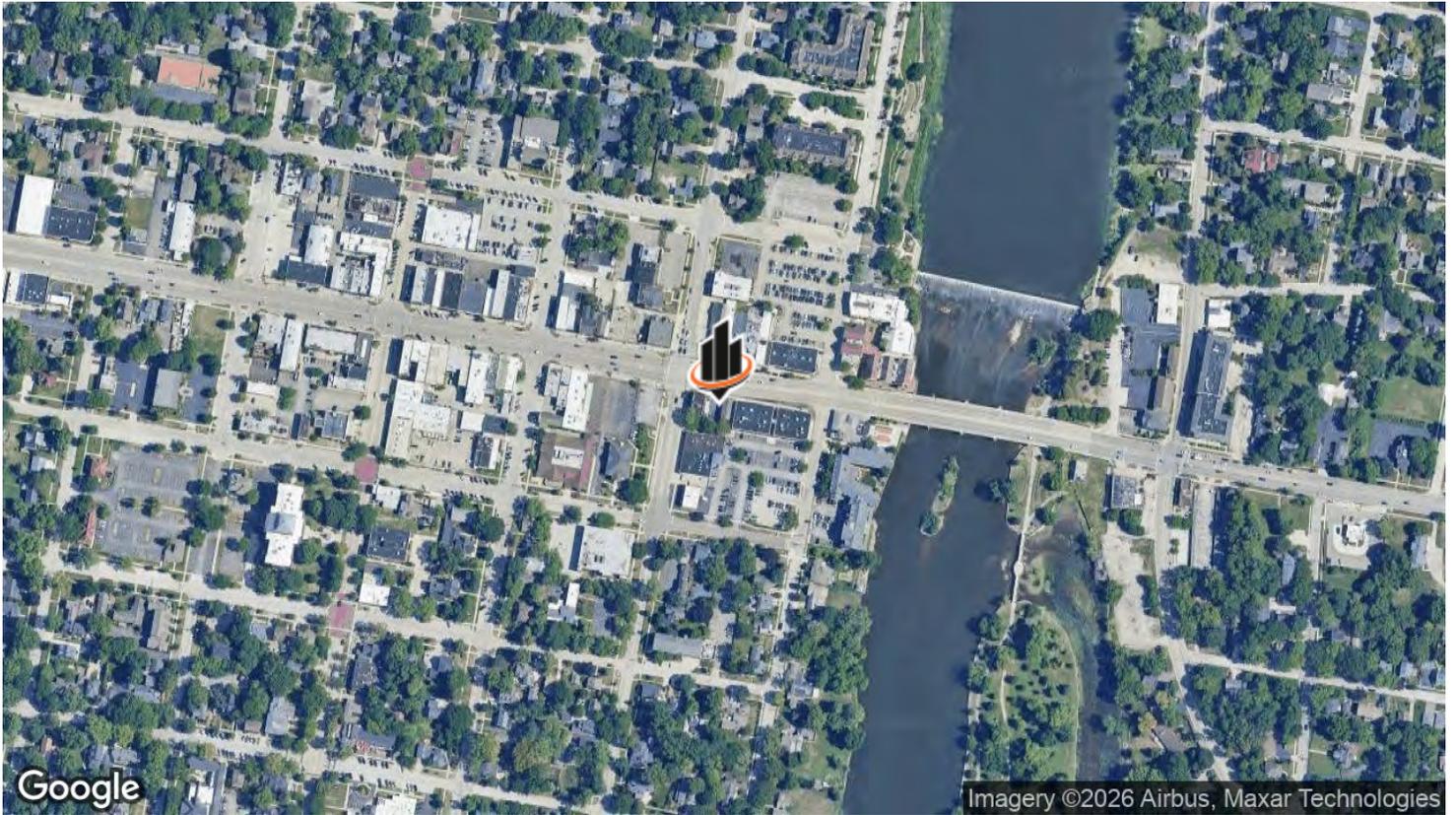
LOCATION DESCRIPTION

In downtown Geneva, on west side of Fox River. South side of State St (Rt 38), just east of First St (Rt 31). Only two blocks from the historic Third Street shopping district. Many traffic generators, including restaurants and Herrington Hotel. Street parking and large public lots nearby. 2020 Demographics (5 mi): Population - 109,973. Avg household income - \$168,247.

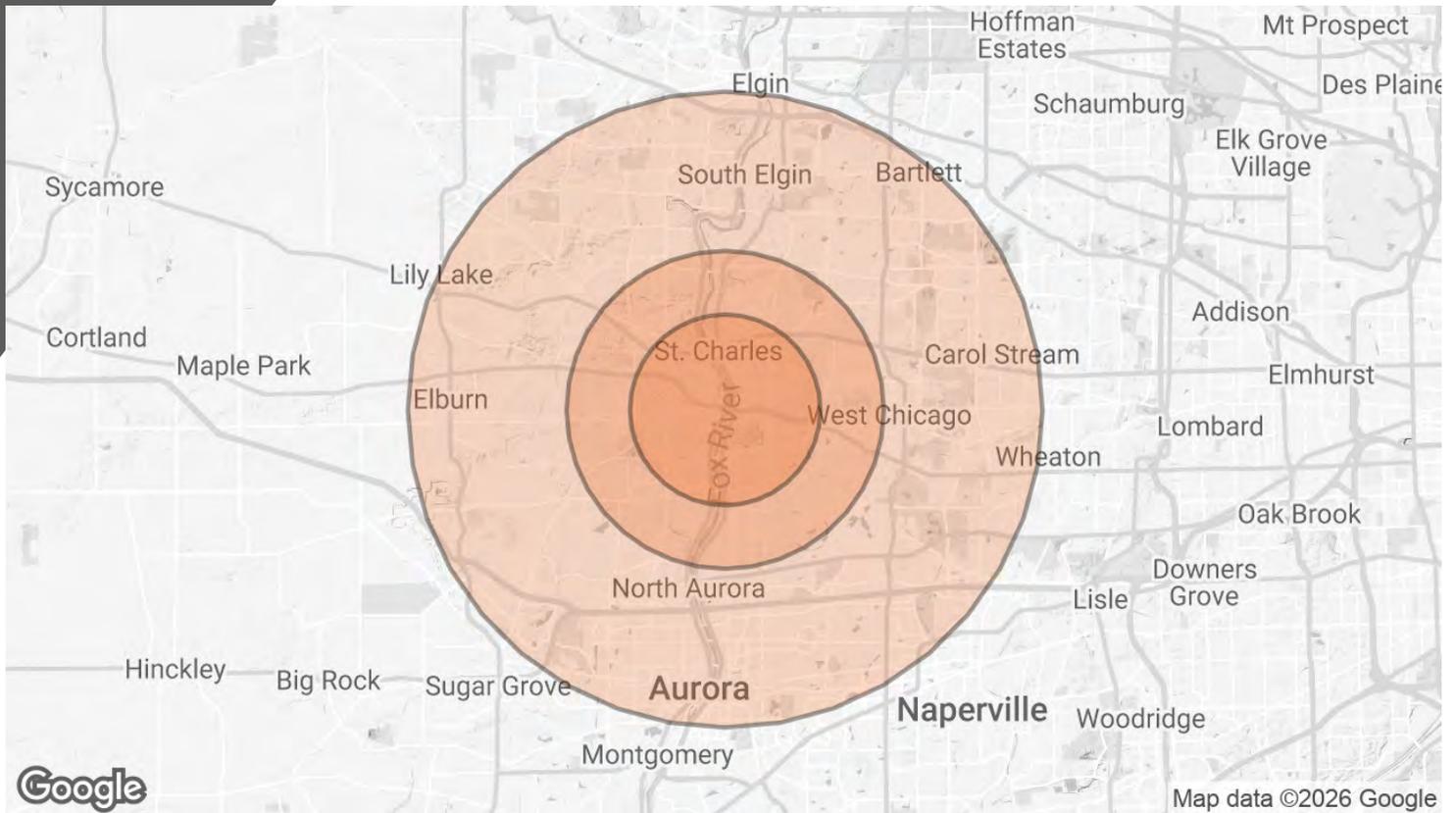
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	58,298	109,973	486,176
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	43	42	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	23,544	41,175	174,420
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$154,363	\$168,247	\$147,253
AVERAGE HOUSE VALUE	\$421,376	\$439,402	\$381,291

Demographics data derived from AlphaMap



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