

324-326 North River Street

East Dundee, IL 60118

For Lease

MLS # 12669868

OFFICE



OFFICE SPACE 2,480 SF

\$18.88 SF/YR (NNN)

Fully Renovated Office Space 2,480 SF

Beautiful historic building originally constructed in 1855, ideally located in the heart of Downtown East Dundee. This charming property offers a unique opportunity to position your business in one of the area's most vibrant and active districts, with numerous community events providing excellent exposure throughout the year.

Fully renovated to high standards in 2007, the building features two stories totaling 2,480 SF, with approximately 1,240 SF per floor. A beautiful rear patio provides the perfect setting for client meetings, employee gatherings, or customer entertainment. Ideal for office, retail, or a variety of commercial uses.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,508	52,026	149,058
Average HH Income	\$112,696	\$108,374	\$112,868

Specifications

Description:	Office - Office Building
Size:	2,480 SF
Year Built:	1855
HVAC System:	GFA
Electrical:	200 Amp
Washrooms:	2 Bathrooms
Ceiling Height:	9 ft
Parking:	Street parking
Sewer/Water:	City
Zoning:	Office/ Retail
CAM & Taxes::	\$5.10
PIN #:	03-23-310-001

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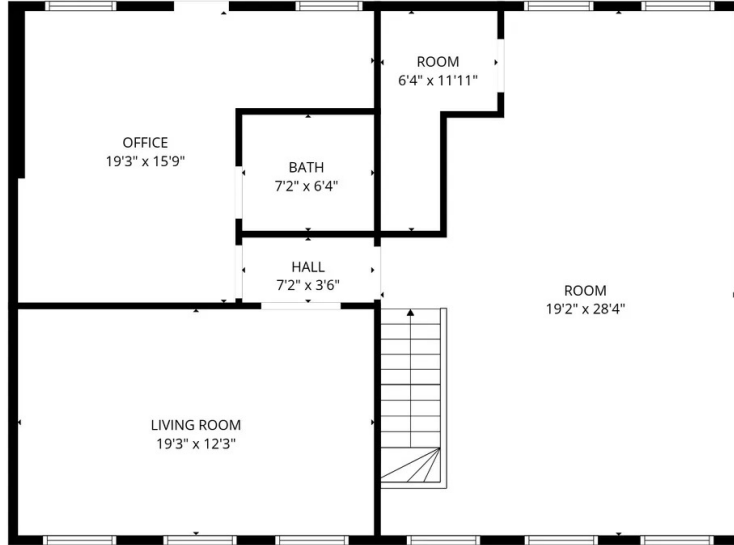
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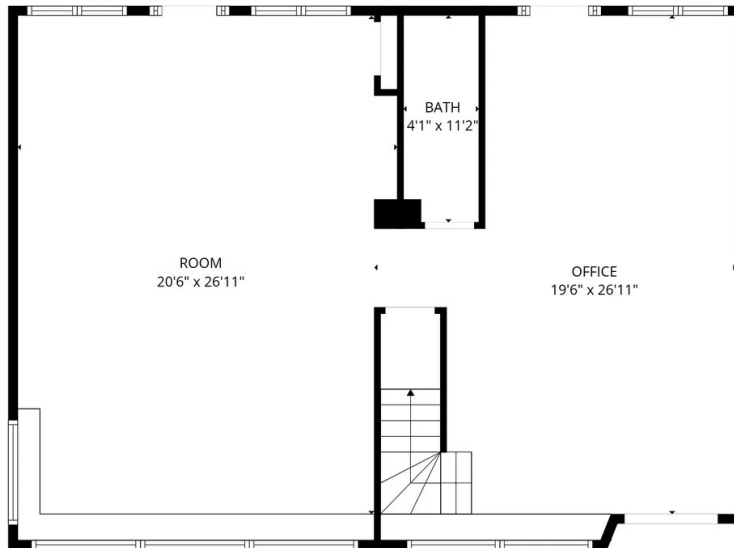
Sharon Glasshof
Senior Broker

SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

OFFICE



2nd floor



1st floor

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