



**180 South 8th Street**

**WEST DUNDEE, IL 60118**

**INVESTMENT PROPERTY FOR SALE**

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

2035 Foxfield Road, Suite 203  
St. Charles, IL 60174  
630.513.0173 | [murraycommercial.com](http://murraycommercial.com)

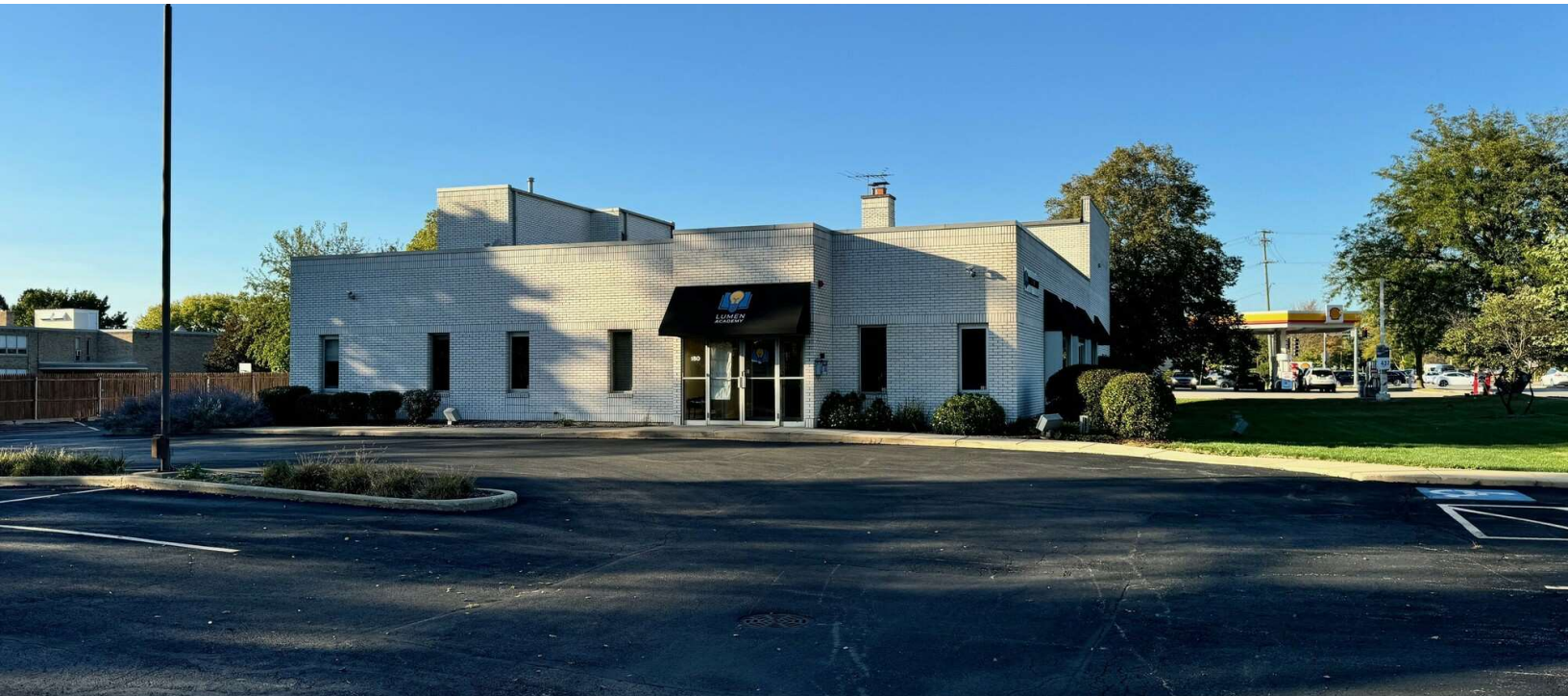
**JACE MURRAY**

President/Managing Broker  
630.244.3272  
[jace@murraycommercial.com](mailto:jace@murraycommercial.com)

# 180 S. 8th Street

WEST DUNDEE, IL 60118

## INVESTMENT PROPERTY FOR SALE



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in West Dundee, IL. This distinguished Office/Retail Building with a 5,788+/-SF 1st Floor and 2,650+/-SF full height basement, situated in the heart of West Dundee, boasts a desirable location and 100% occupancy, offering an immediate and secure return on investment. With its B-3 Business-Service District zoning, this meticulously-maintained property presents a strong foundation for lucrative business prospects. Built in 1987, the building exudes timeless appeal and holds significant potential. Don't miss the chance to add this prestigious asset to your portfolio in one of West Dundee's most sought-after business districts.

### PROPERTY HIGHLIGHTS

- 8,438 SF Building
- Built in 1987, Elevator Building
- Zoned B-3 Business-Service District
- Prime West Dundee location
- 100% occupancy - Leased thru June 2028
- Strong investment potential
- New Roof & HVAC RTU's in 2024
- Immediate return on investment

### OFFERING SUMMARY

Sale Price:	\$ 985,000
NOI estimate:	\$ 72,173
CAP Rate:	7.33%
Occupancy:	100%
Lot Size:	0.96 Acres

Building Size - with Basement:	8,438 SF
- First Floor Sq. Ftg.:	5,788 SF
- Basement Sq. Ftg.:	2,650 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	994	2,588
Total Population	531	2,327	6,238
Average HH Income	\$97,825	\$101,540	\$104,907



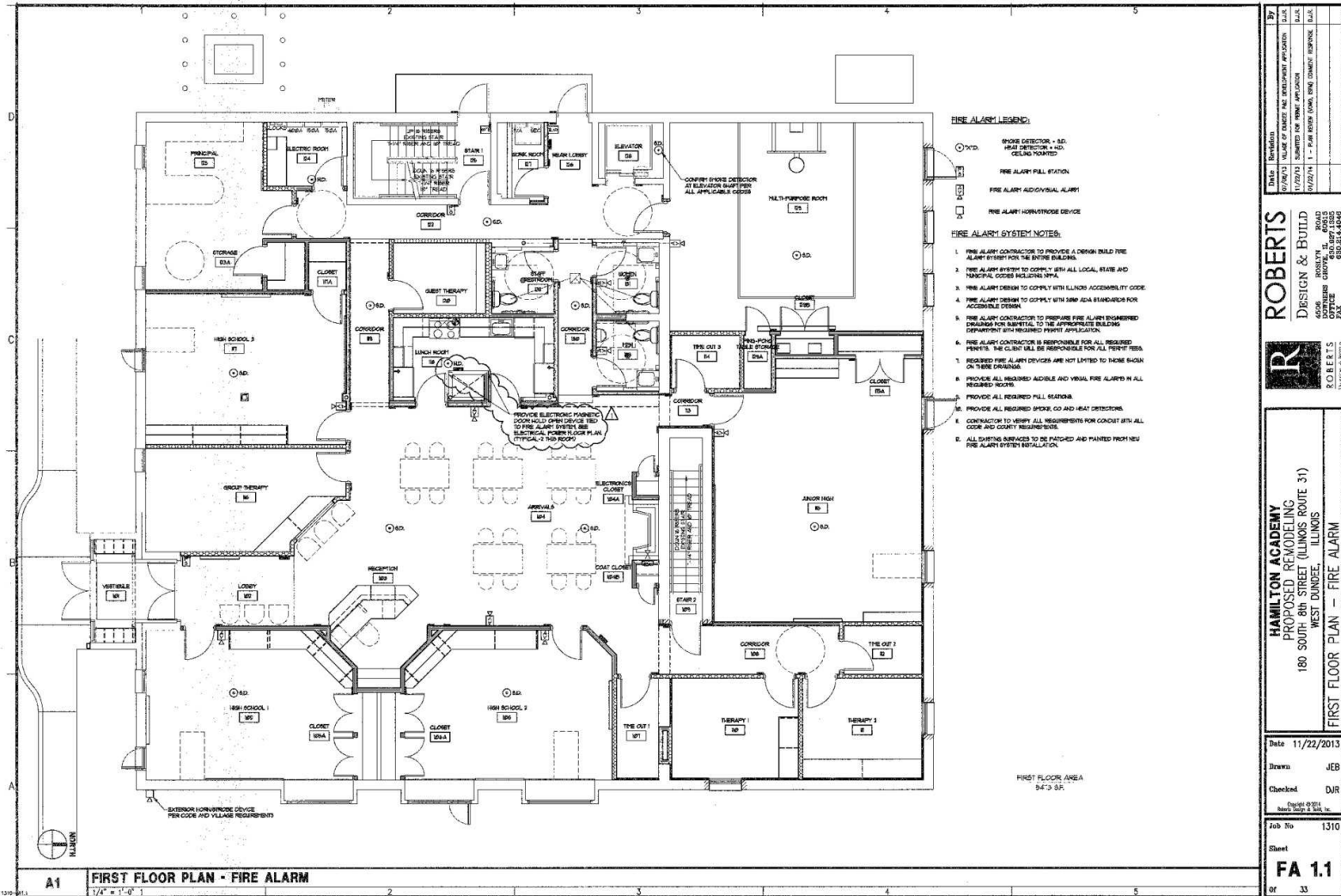
#### MURRAY COMMERCIAL

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## 1ST FLOOR FOOTPRINT



DATE	11/22/2013	BY	JEB
REVISION	11/22/2013	BY	JEB
REVISION	11/22/2013	BY	JEB
REVISION	11/22/2013	BY	JEB
REVISION	11/22/2013	BY	JEB

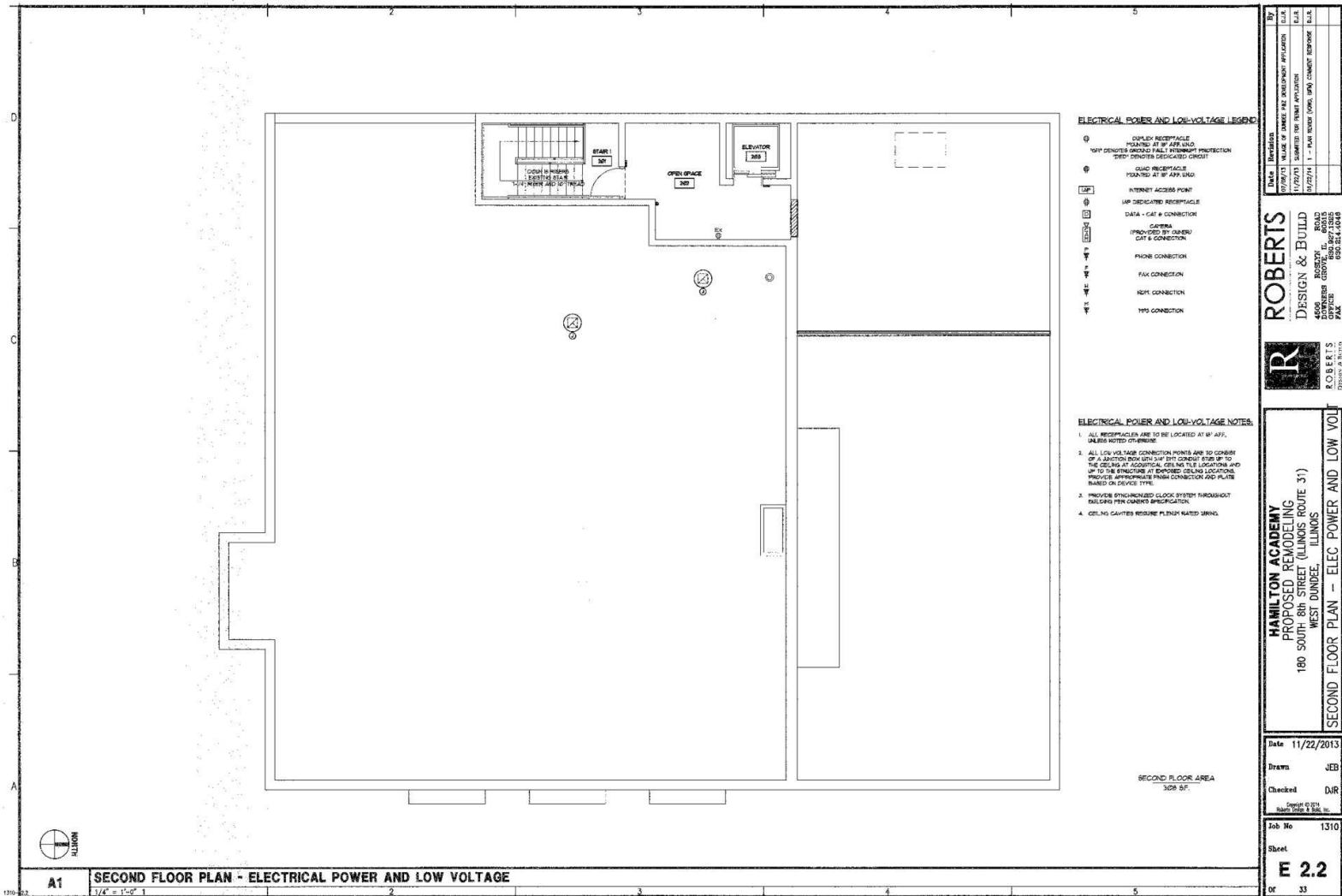
**ROBERTS**  
DESIGN & BUILD  
180 SOUTH 8TH STREET  
WEST DUNDEE, ILLINOIS  
60118-1100  
TEL: 630.244.3272

**R**  
ROBERTS  
DESIGN & BUILD  
180 SOUTH 8TH STREET  
WEST DUNDEE, ILLINOIS  
60118-1100  
TEL: 630.244.3272

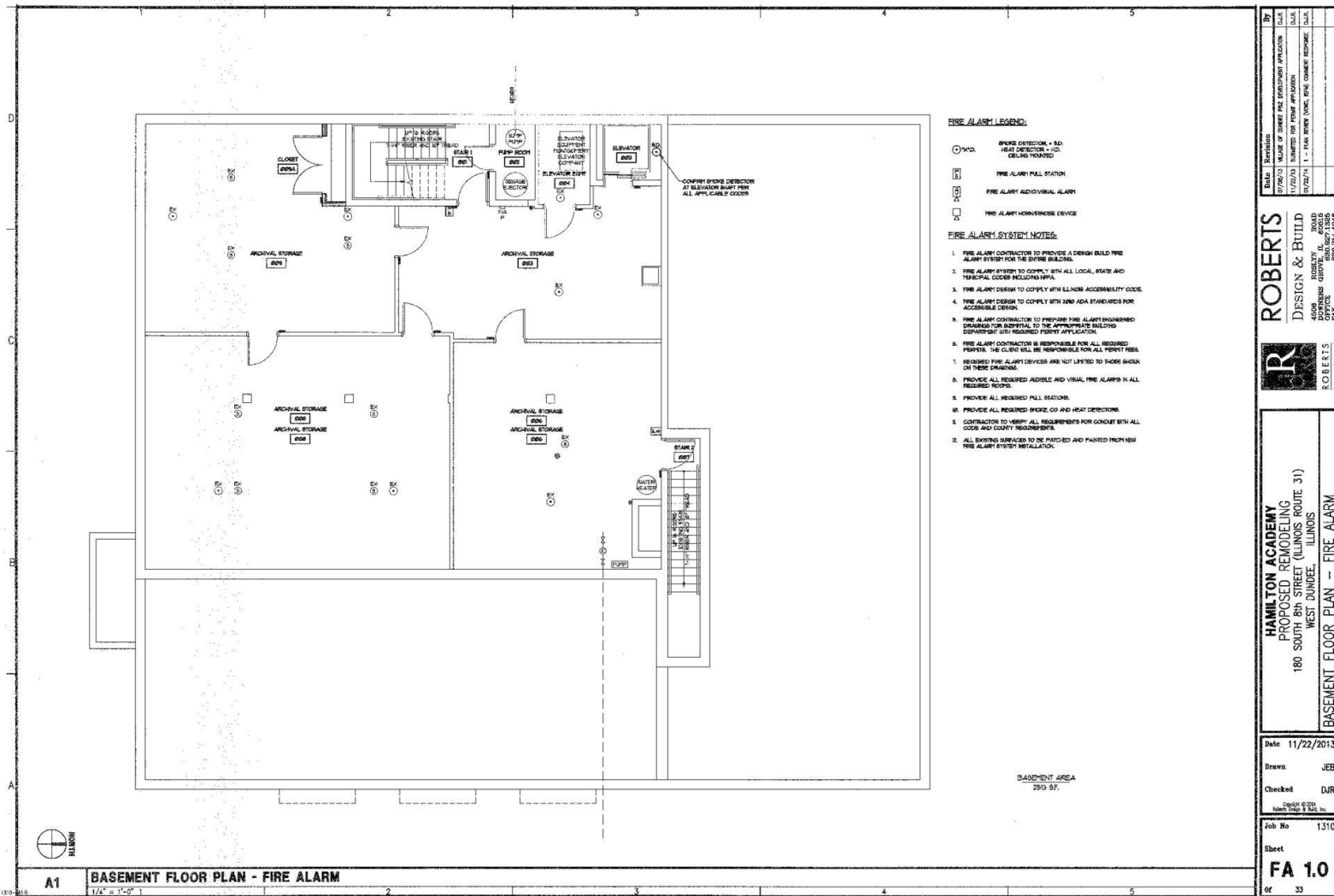
**HAMILTON ACADEMY**  
PROPOSED REMODELING  
180 SOUTH 8TH STREET (ILLINOIS ROUTE 31)  
WEST DUNDEE, ILLINOIS  
FIRST FLOOR PLAN - FIRE ALARM

Date	11/22/2013
Drawn	JEB
Checked	DJR
Project #	1310
Sheet	FA 1.1
Of	33

## 2ND FLOOR FOOTPRINT



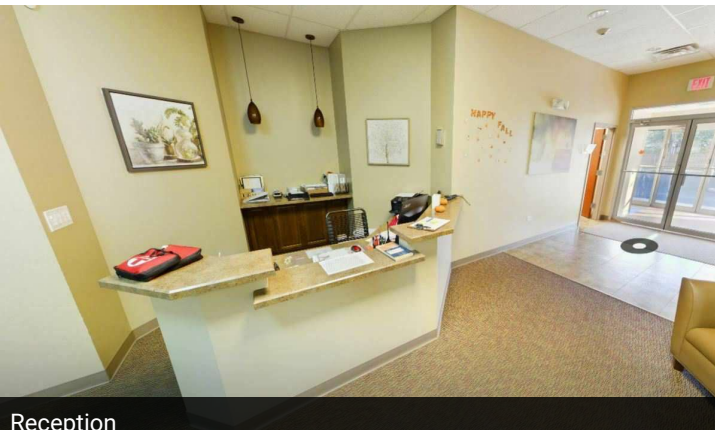
## BASEMENT FOOTPRINT



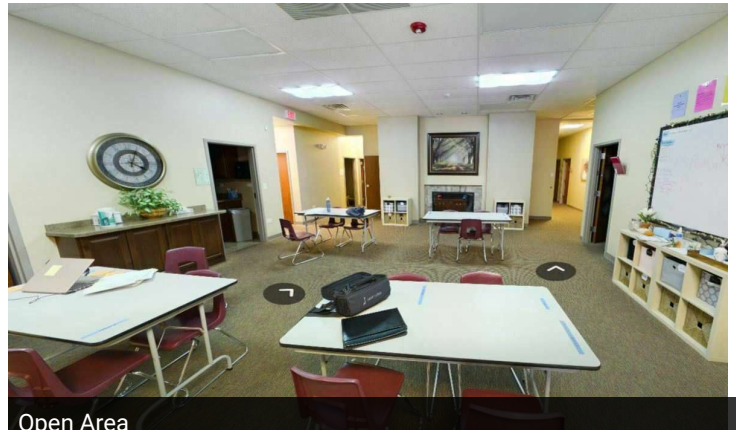
180 S. 8th Street

WEST DUNDEE, IL 60118

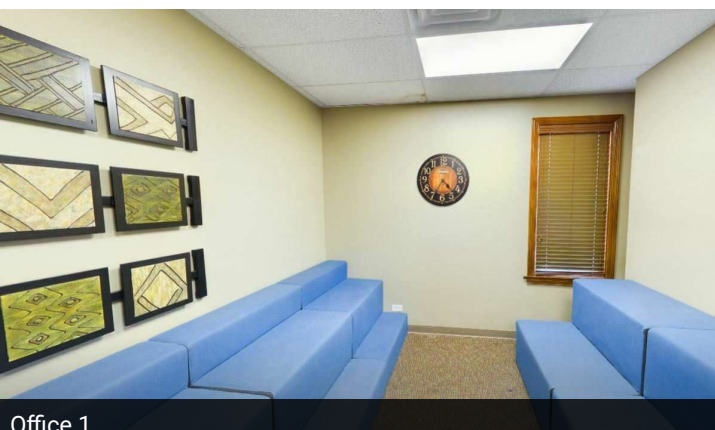
INTERIOR PHOTOS



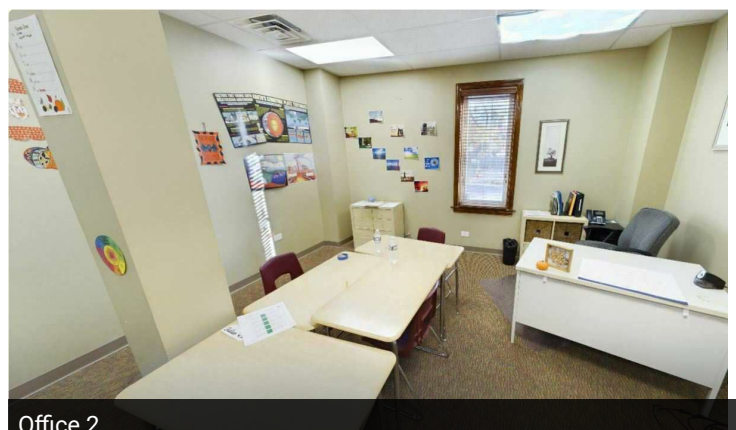
Reception



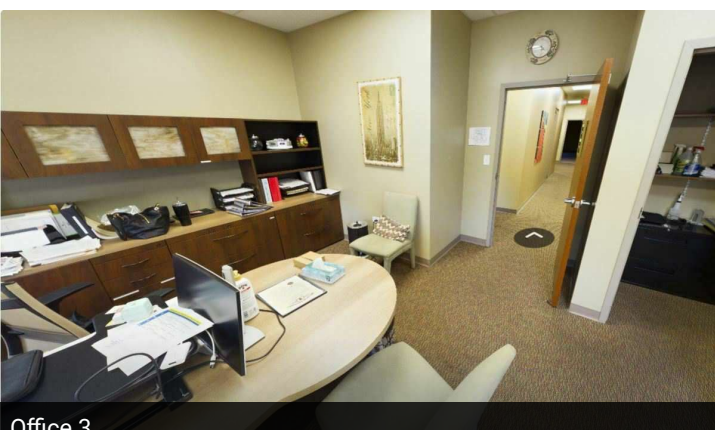
Open Area



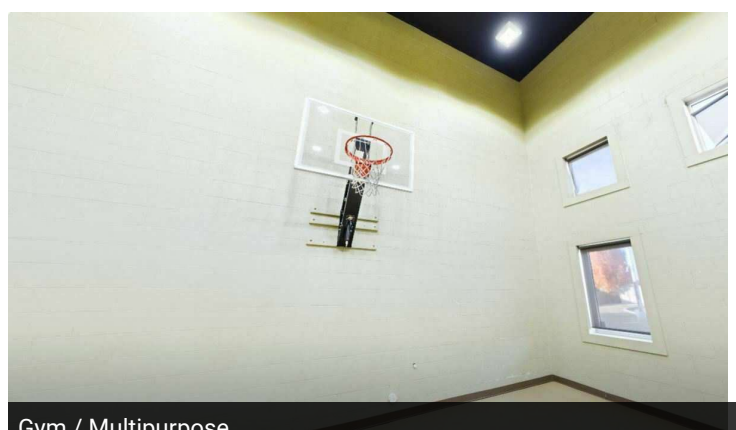
Office 1



Office 2



Office 3



Gym / Multipurpose

180 S. 8th Street

WEST DUNDEE, IL 60118

TAX BILL 2024 PAY 2025

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: 03-22-376-020



1st  
2  
0  
2  
4

**\*\*DUPLICATE\*\***

RAYJAY ENTERPRISE LLC  
180 S 8TH ST  
WEST DUNDEE IL 60118-2047

1ST INSTALLMENT 2024	9,416.59
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$9,416.59
INSTALLMENT BALANCE DUE	Paid on 05/29/2025 \$0.00
DUE ON OR BEFORE 06/02/25	

☐ Check for mailing address change / Remove stub and remit with payment

03223760201000000000000002255

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: 03-22-376-020



2nd  
2  
0  
2  
4

**\*\*DUPLICATE\*\***

RAYJAY ENTERPRISE LLC  
180 S 8TH ST  
WEST DUNDEE IL 60118-2047

2ND INSTALLMENT 2024	9,416.59
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$0.00
INSTALLMENT BALANCE DUE	\$9,416.59
DUE ON OR BEFORE 09/02/25	

☐ Check for mailing address change / Remove stub and remit with payment

0322376020200009416590902259

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024	Parcel Number	TIF BASE
0.258450	\$533.14	KANE COUNTY	0.237823	\$549.51	03-22-376-020	325,162.00
0.052912	\$110.00	KANE COUNTY	0.050019	\$115.57		FAIR CASH VALUE
0.128782	\$267.73	KANE FOREST PRESERVE	0.146712	\$338.98		693,222.00
0.000108	\$0.22	KANE FOREST PRESERVE	0.000096	\$0.22		LAND VALUE
0.088332	\$183.64	DUNDEE TOWNSHIP	0.082697	\$191.07		126,254.00
0.081235	\$168.88	DUNDEE TWP ROAD DIST	0.074890	\$173.04		- BUILDING VALUE
0.002603	\$5.41	DUNDEE TWP ROAD DIST	0.002400	\$5.54		104,797.00
1.159349	\$2,410.21	WEST DUNDEE VILLAGE	1.217810	\$2,813.76		- HOME IMPROVEMENT / VET
0.682885	\$1,419.65	WEST DUNDEE VILLAGE	0.650487	\$1,502.96		0.00
4.935500	\$10,280.89	DUNDEE SCHOOL DISTRICT 300	4.575907	\$10,572.45		- ASSESSED VALUE
0.090500	\$208.86	DUNDEE SCHOOL DISTRICT 300	0.117026	\$270.39		231,051.00
0.420660	\$874.52	ELGIN COLLEGE 509	0.386789	\$893.68		x STATE MULTIPLIER
0.000030	\$0.06	ELGIN COLLEGE 509	0.000027	\$0.06		1.0000
0.440248	\$915.24	DUNDEE TWP PARK DISTRICT	0.415862	\$960.85		= EQUALIZED VALUE
0.046610	\$96.90	DUNDEE TWP PARK DISTRICT	0.040636	\$93.89		231,051.00
0.162072	\$336.93	FOX RIVER VALLEY PUBLIC LIBRARY	0.152005	\$351.21		- HOMESTEAD EXEMPTION
0.000000	\$0.00	FOX RIVER VALLEY PUBLIC LIBRARY	0.000000	\$0.00		0.00
0.000000	\$0.00	WEST DUNDEE TIF 2	0.000000	\$0.00		- SENIOR EXEMPTION
						0.00
						- OTHER EXEMPTIONS
						0.00
						+ FARM LAND
						0.00
						+ FARM BUILDING
						0.00
						= NET TAXABLE VAL
						231,051.00
						x TAX RATE
						8.151086
						= CURRENT TAX
						\$18,833.18
						+ NON AD VALOREM TAX
						\$0.00
						+ BACK TAX / FORF AMOUNT
						\$0.00
						- ENTERPRISE ZONE
						\$0.00
						= TOTAL TAX DUE
						\$18,833.18

2024 Kane County Real Estate Tax Bill  
Christopher J. Lauzen CPA, MBA  
719 S. Batavia Avenue, Bldg. A  
Geneva, IL 60134

8.557366	\$17,790.08	TOTAL	8.151086	\$18,833.18
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Parcel Number: 03-22-376-020

**Late Payment Schedule**

1st	2nd
Jun 3 Thru Jul 2	
Jul 3 Thru Aug 2	
Aug 3 Thru Sept 2	
Sept 3 Thru Oct 2	\$9,557.84
Oct 3 Thru Oct 24	\$9,699.09

Payment on or after Sept 15, 2025: Please see Instructions on reverse side for LATE PAYMENTS.

Mail To: RAYJAY ENTERPRISE LLC  
180 S 8TH ST  
WEST DUNDEE IL 60118-2047

Property Location: 180 S EIGHTH ST (RTE 31)  
WEST DUNDEE, IL 60118

Township	Tax Code	Acres
DU	DU907	0.96

Tax Rate	Sold at Tax Sale	Forfeited Tax
8.151086		

First Installment Tax	Second Installment Tax
9,416.59	9,416.59

Adjustment	Adjustment

Penalty	Penalty

Other Fees	Other Fees

Paid on 05/29/2025	Total Due Due by 09/02/2025



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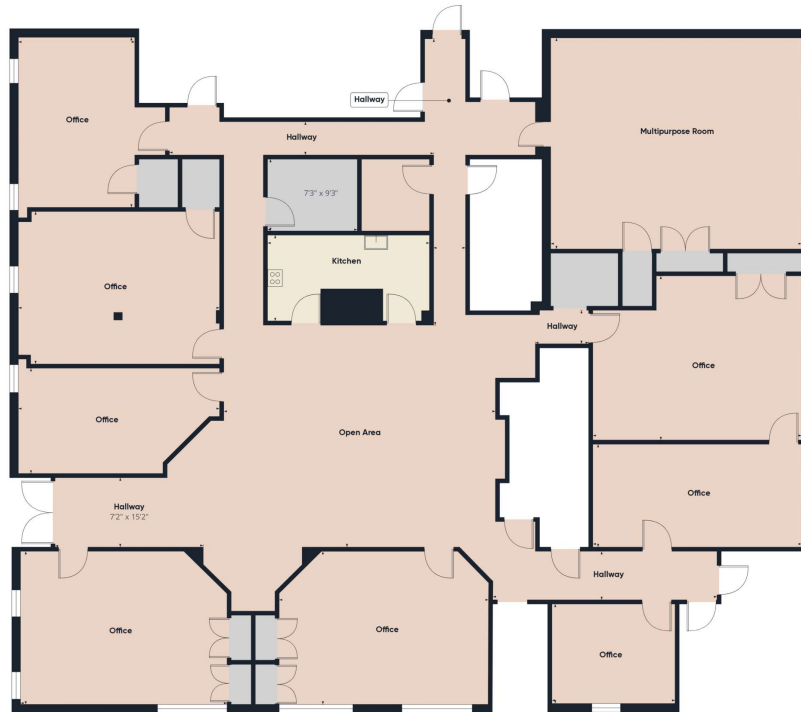
This is an aerial map of a neighborhood in Chicago, Illinois. The map shows a grid of streets including W Main St, N 8th St, and the Fox River. A red callout points to the 'Subject Property' located at the intersection of W Main St and N 8th St. Other businesses marked on the map include Taco Bell, Wendy's, Olive Garden, Walgreens, Chipotle, Starbucks, and McDonald's. The map also shows various other streets such as Hillside St, Kane St, Washington St, Lincoln Ave, Wenholz Ave, Michigan Ave, North St, Geneva St, Oregon Ave, Liberty St, South St, Lisa Rd, Eichler Dr, Edwards Ave, Ryan Ln, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, Strom Dr, Beacon St, Maple Ln, and Hemlock Dr. The map data is attributed to Google, Imagery to Airbus, and Maxar Technologies.



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## INVESTMENT PROPERTY FOR SALE



## AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

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.

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## CONFIDENTIALITY / NON-DISCLOSURE AGREEMENT

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THIS CONFIDENTIALITY / NON-DISCLOSURE AGREEMENT ("Agreement") is made and entered into effect on \_\_\_\_\_, by and between Murray Properties, Inc., an Illinois corporation ("Seller's Broker") and \_\_\_\_\_ ("Customer").

WHEREAS, Seller's Broker has been retained as the exclusive real estate broker for Seller regarding the sale of the property known as **180 S. 8<sup>th</sup> Street, West Dundee, Illinois** ("Property").

WHEREAS, the parties have agreed to exchange certain financial information on the condition that the confidentiality of such information is safeguarded and on the further condition that such information is to be used only for the investigation with regard to the process of pursuing the potential acquisition of the Property by Customer and Customer's Broker.

WHEREAS, Customer and Customer's Broker acknowledge the fact that all the information, inclusive of financial reports, tenant rosters, receivable and payable reports, provided to Customer and Customer's Broker is in fact confidential and considered Proprietary Information.

NOW, THEREFORE, for and in consideration of the mutual promises of the parties and other valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The parties hereby agree to treat as confidential all actions taken and all information provided by either party to the other, its agents or employees, pursuant to this Agreement all of which the Seller has designated as "Proprietary" (such information being collectively referred to as the "Proprietary Information").
2. Any information provided by Seller and Seller's Broker has been prepared for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which a prospective buyer may need or desire. All projections have been developed and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Seller's Broker or the Seller as to the accuracy or completeness of the information contained herein and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Customer and Customer's Broker shall exercise independent due diligence in verifying all such information. Further, Seller's Broker, Seller and their employees disclaim any and all liability for the representations and warranties, expressed or implied, contained in or omitted from any written or oral communication transmitted or made available to Customer and Customer's Broker.
3. By executing this Agreement, Customer and Customer's Broker agree to indemnify, defend, protect and hold Seller and Seller's Broker and any affiliate of Seller or Seller's Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Customer, Customer's Broker, and its employees, officers, directors or agents.
4. "Proprietary Information" shall mean any and all records, documents, financial information, contacts, discussions, discussion notes, checks issued or payments made or any related information generated by Seller and/or Seller's Broker and/or provided by Seller and/or Seller's Broker or anyone allegedly acting on Seller's

and/or Seller's Broker's behalf including but not limited to its officers, directors, shareholders, lenders or representatives. All information, even that disclosed orally, shall be treated and is hereby designated as proprietary.

5. Customer and Customer's Broker agree to use such Proprietary Information only in connection with the investigation contemplated herein and agree to maintain the information in confidence. The Customer and Customer's Broker shall treat such information with the same degree of care as it accords to its own proprietary information and shall be responsible for unauthorized disclosures by persons who are or have been in their employ.

6. Customer and Customer's Broker agree that any materials, documents or information so produced shall be maintained in their sole possession and shall not be copied or distributed to any third party and will be returned to Seller's Broker in the event that an agreement is not reached between the parties.

7. Customer and Customer's Broker agree that they shall use the confidential materials and documents produced pursuant to this Agreement for the sole purpose of negotiating or attempting to negotiate an agreement with Seller to purchase the Property. Customer and Customer's Broker agree that they will not use said materials or documents for any other purpose including but not limited to any other business endeavor or any other manner which may benefit Customer and/or Customer's Broker or any third party.

8. The parties further acknowledge that Seller will be irreparably damaged if the information is disclosed according to the terms of this Agreement. Customer and Customer's Broker expressly acknowledge the value of the Proprietary Information. Accordingly, the parties agree that Seller shall be entitled to an injunction if Customer and/or Customer's Broker or any of its agents, employees, attorneys or other representative breach or threaten to breach this Agreement in addition to any other remedy otherwise available to them at law or in equity.

9. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois.

10. In the event of legal proceedings to enforce any provision of this Agreement the prevailing party shall be entitled to recover its costs incurred therein, including its reasonable attorney's fees.

11. Customer and Customer's Broker hereby unconditionally consent to submit to the exclusive jurisdiction of the courts of the State of Illinois for any actions, suits or proceedings arising out of or relating to this Agreement and the transactions contemplated hereby. Customer and Customer's Broker agree not to commence any action, suit or proceeding relating thereto except in such courts, and further agree that service of any process, summons, notice or document by U.S. certified mail to Customer and Customer's Broker's current addresses shall be effective service of process for any action, suit or proceeding brought in any such court.

12. Customer and Customer's Broker hereby and irrevocably unconditionally waive any objection to the venue of any action, suit or proceeding arising out of this Agreement or the transactions contemplated hereby in the courts of the State of Illinois and hereby further irrevocably and unconditionally waive and agree not to plead or claim in any such court that any such order, suit or proceeding in any such court has been brought in an inconvenient forum.

13. This Agreement constitutes the complete understanding of the parties on this subject and may not be modified or amended except in writing signed by all parties and shall be binding upon Seller, Seller's Broker and Customer and Customer's Broker, their successors and assignors and shall inure to the benefit of and be enforceable by Seller, Seller's Broker and Customer and Customer's Broker, their respective successors and assigns and any manager, officer, director, stockholder or director of either thereof.

The undersigned represent and warrant to Seller and Seller's Broker that the undersigned has full power and authority to enter into this Agreement on behalf of Customer and Customer's Broker.

The effective date of this Agreement shall be as first written above.

**AGREED AND ACCEPTED:**

Customer:	_____	Customer's Broker:	_____
Signature:	_____	Signature:	_____
Print Name:	_____	Print Name:	_____
Address:	_____	Address:	_____
City, State, Zip:	_____	City, State, Zip:	_____
Phone:	_____	Phone:	_____
Fax:	_____	Fax:	_____
Email:	_____	Email:	_____

**Seller's Broker Contact Information:**

Seller's Broker: Murray Properties, Inc.  
Agent: Jace Murray, President/Seller's Broker  
Address: 2035 Foxfield Road, Suite 203  
City, State, Zip: St. Charles, Illinois 60174-5748  
  
Voice: 630.513.0173  
Fax: 630.513.0259  
Email: [jace@murraycommercial.com](mailto:jace@murraycommercial.com)