



SALE

Auto Dealership & Service Center

4200 E MAIN ST

St Charles, IL 60174

PRESENTED BY:

BRIAN LINDGREN

O: 630.938.4950

C: 630.487.9433

brian.lindgren@svn.com

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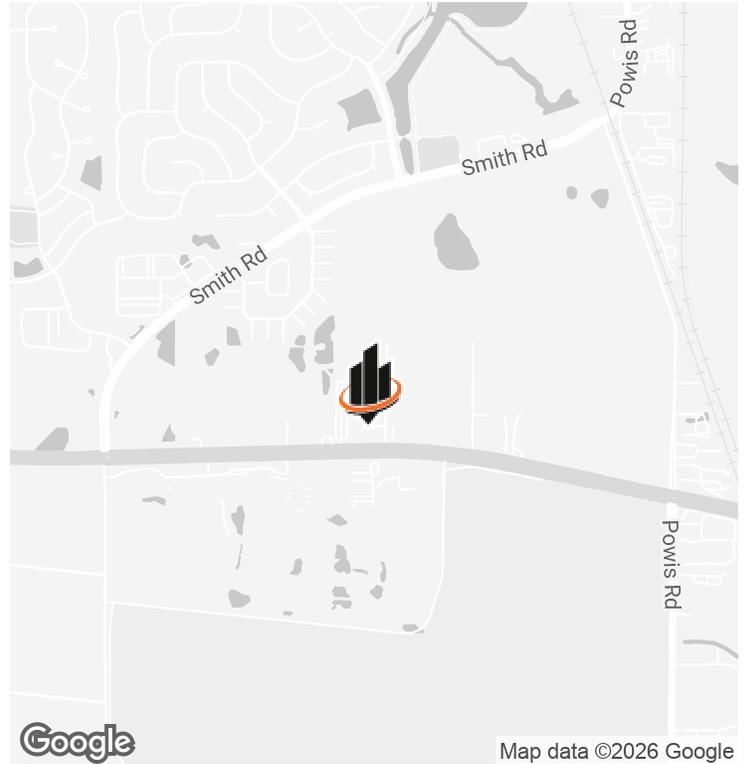
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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FOR SALE: AUTO DEALERSHIP & SERVICE CENTER



OFFERING SUMMARY

SALE PRICE:	\$4,800,000
BUILDING SIZE:	13,000 SF
LOT SIZE:	10.6 Acres
PRICE / SF:	\$369.23
YEAR BUILT:	1972
RENOVATED:	2013
ZONING:	Commercial, Residential
MARKET:	Central Kane / DuPage

PROPERTY HIGHLIGHTS

- CONFIDENTIAL LISTING! PLEASE DO NOT DISTURB TENANT!
- Frontage on Rt 64 with 33,000 VPD
- 13,000SF building w/ office, showroom, & service spaces
- 12,800SF covered pavilion
- Ample land for building or parking expansion
- Potential for retail or residential redevelopment

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PROPERTY DESCRIPTION



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RARE classic car dealership and service center on over 10 acres in DuPage County. Excellent visibility on E Main St (Route 64). Partially annexed into the city of St Charles.

The primary structure is an approximately 13,000 sf building built in 1972 with a 4-bay showroom and a 12-bay service center. The first floor also features sales and service offices. The second floor includes storage space, as well as a large office overlooking both the showroom and service center.

The secondary structure is a 12,800sf pavilion built in 2013 with a glass front and open on the other 3 sides. The roof is insulated, and walls could be constructed to fully enclose the building.

There is approximately 25,000sf of graveled parking behind the pavilion. The 10.6-acre site includes 7 parcels with a mix of commercial and residential zoning, and offers the opportunity for paving additional parking, expanding the existing structures, or complete redevelopment. 4 parcels totaling 6.64 acres are zoned BC (Community Business) within the city of St Charles, and 3 parcels totaling 3.96 acres are zoned R3 (Single Family Residential) within unincorporated DuPage County. The property is directly across the street from the former Pheasant Run Resort site, with multiple redevelopment projects recently completed or currently underway, including multiple car dealerships.

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PROPERTY DESCRIPTION - CONTINUED

LOCATION DESCRIPTION

On the northwest corner of E Main St (Route 64) and Oak Rd. Across the street from DuPage Airport and new Pheasant Run redevelopment. 20 minutes to I-355 at North Ave full interchange. 20 minutes to I-88 at Rt 31 full interchange. 36 minutes to Chicago O'Hare International Airport.

PARKING DESCRIPTION

Ample paved parking around the buildings, and additional graveled lot behind.

UTILITIES DESCRIPTION

Well and septic. City of St Charles electric. Nicor gas.

LOADING DESCRIPTION

(16) 12'x12' and (1) 8'x8' drive-in doors.

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AERIAL



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PARCEL INFO



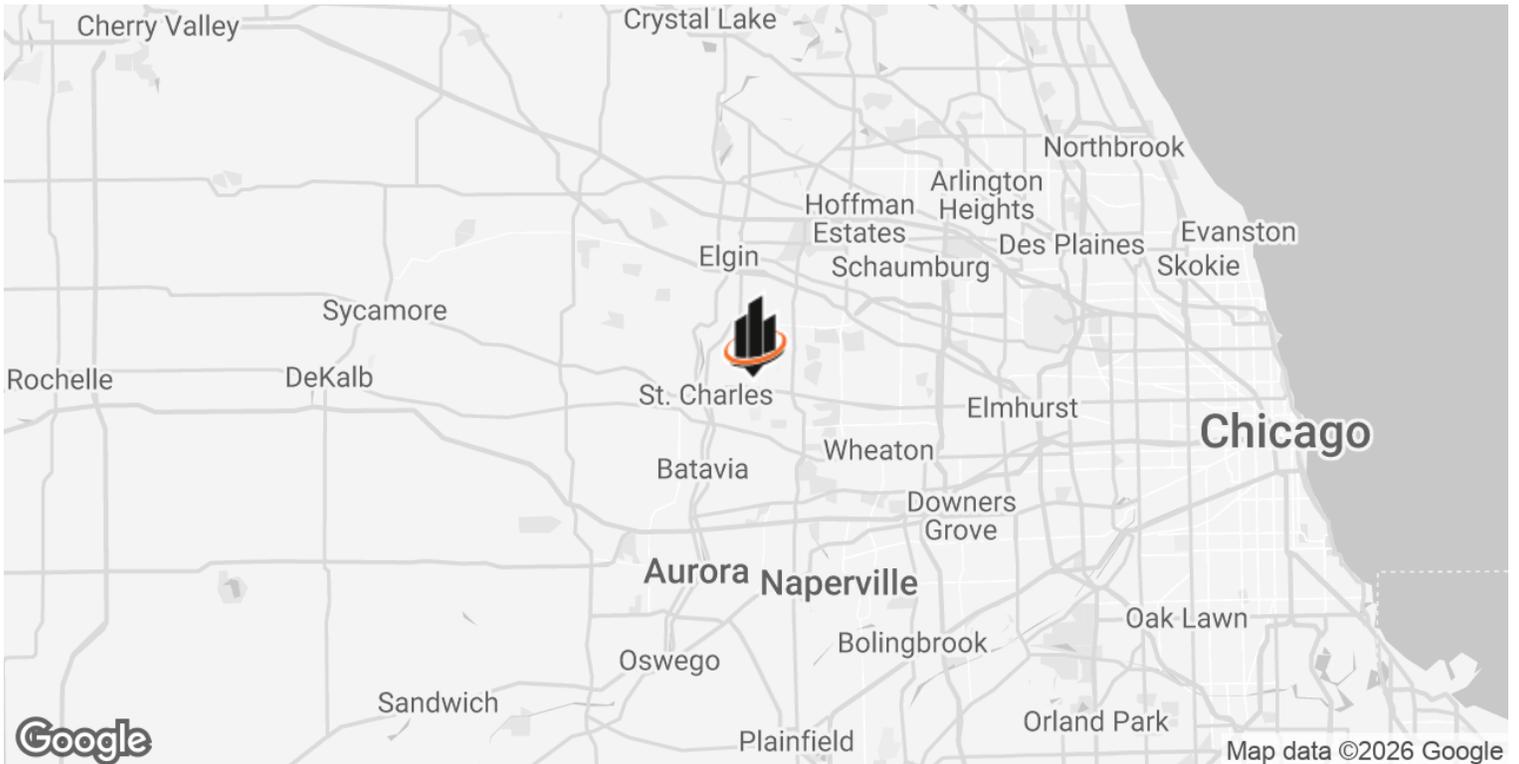
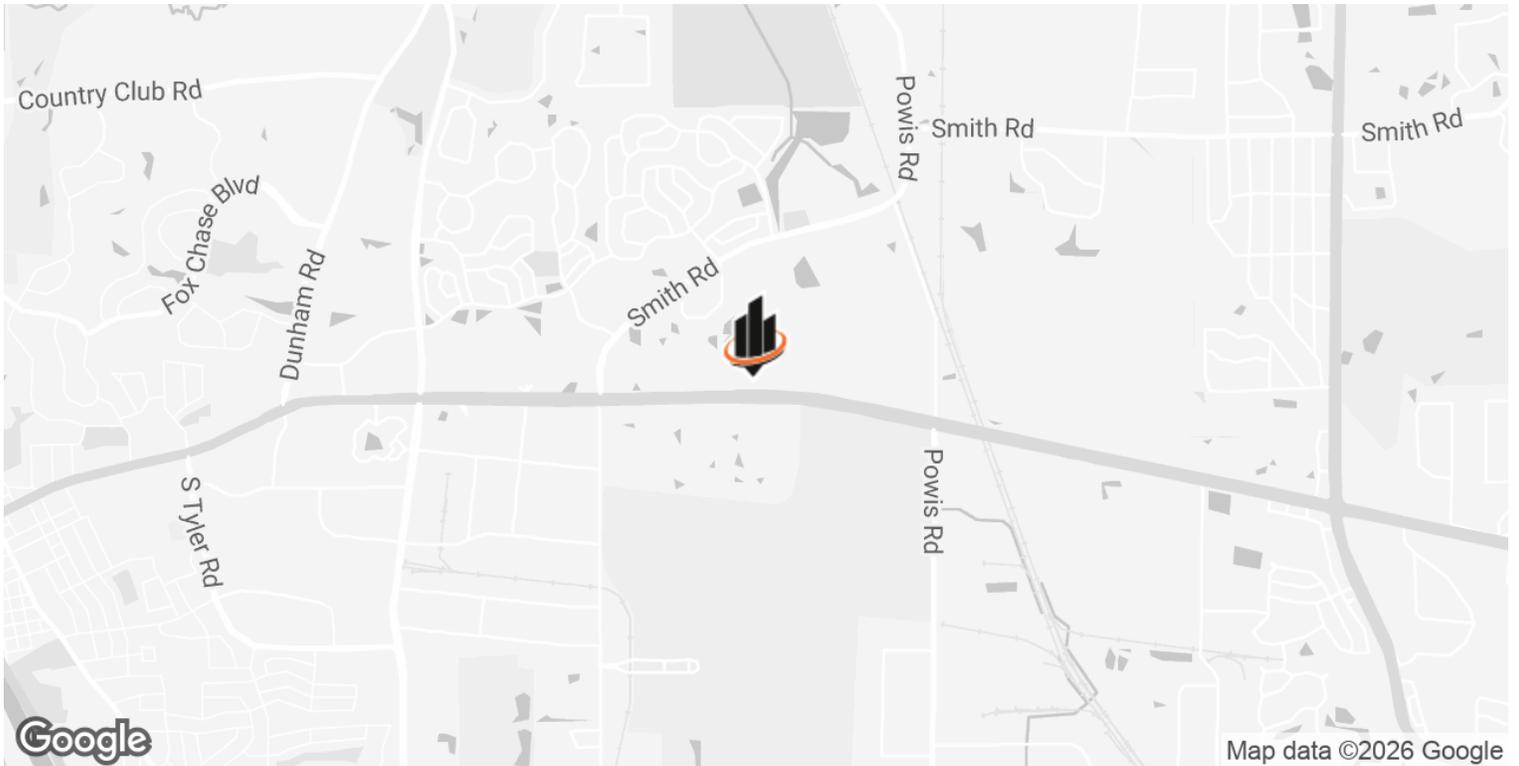
Lot	Address	PIN	County	Zoning	Size (acres)
1	4190 E Main St	01-301-201-002	DuPage	City of St Charles - BC	4.6
2	Oak Rd	01-301-201-003	DuPage	Unincorporated - R3	3.1
3	Oak Rd	01-301-201-004	DuPage	Unincorporated - R3	0.43
4	Oak Rd	01-301-201-005	DuPage	Unincorporated - R3	0.43
5	3N480 Oak Rd	01-301-201-006	DuPage	City of St Charles - BC	0.43
6	Oak Rd	01-301-201-007	DuPage	City of St Charles - BC	0.43
7	4200 E Main St	01-301-201-008	DuPage	City of St Charles - BC	1.18
				Total	10.6

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LOCATION MAPS

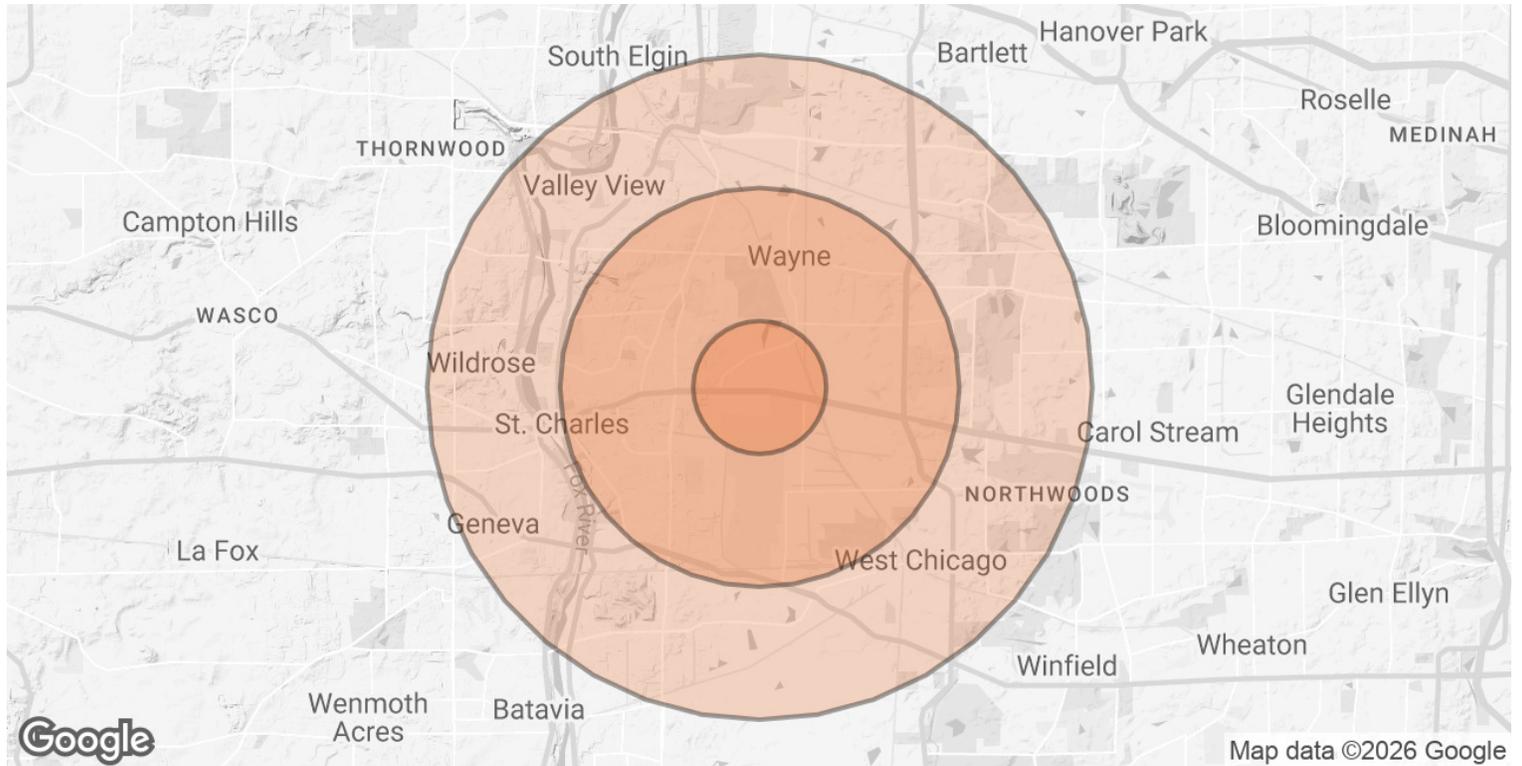


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,416	35,493	96,075
AVERAGE AGE	38.1	37.9	37.7
AVERAGE AGE (MALE)	37.2	36.3	36.6
AVERAGE AGE (FEMALE)	39.6	39.9	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,112	11,847	32,903
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$108,773	\$113,566	\$104,513
AVERAGE HOUSE VALUE	\$445,103	\$411,308	\$385,690

* Demographic data derived from 2020 ACS - US Census

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