

# Mixed Use-Commercial Building

134 W State St, Sycamore, IL 60178



Presented by  
American Realty -The Alison Rosenow Team

Price: \$1,150,000



# State Street-Mixed Use-Commercial Building

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Turnkey 100% Leased-Prime Downtown Sycamore Investment Opportunity! Rare chance to own a fully leased mixed-use historic building in the heart of downtown Sycamore, directly across from the historic DeKalb County Courthouse. This well-located property features four residential units and two commercial spaces on the main level, providing a strong mix of residential and commercial income streams. The commercial level includes a newly renovated dental office with modern updates, along with an additional commercial tenant. The residential units above offer desirable downtown living, and private parking is available in the rear of the building for residential tenants. The property features a classic low-maintenance brick facade and benefits from excellent visibility and foot traffic in Sycamore's vibrant downtown district near shops, restaurants, and local amenities. A unique opportunity to own a stable, income-producing historic property in one of DeKalb County's most recognizable locations. Property being sold as-is. First Right of Refusal Upon Any Offer Received.



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**American Realty -The Alison Rosenow Team**

513 W State St

Sycamore, IL 60178



Prime Downtown Real Estate-Across From DeKalb County Courthouse  
Easy Public Parking Nearby & Assigned Private Parking for Residences  
2 Commercial Tenants (1 Sublease) & 4 Residential Tenants

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Front of Building State St/Route 64



Aerial-State St/Route 64

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Grand Dental	-	Inquire
Private Lawyer	-	Inquire
Residential 1	-	Inquire
Residential 2	-	Inquire
Residential 3	-	Inquire
Residential 4	-	Inquire

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## Property Photos



Aerial-State St/Route 64

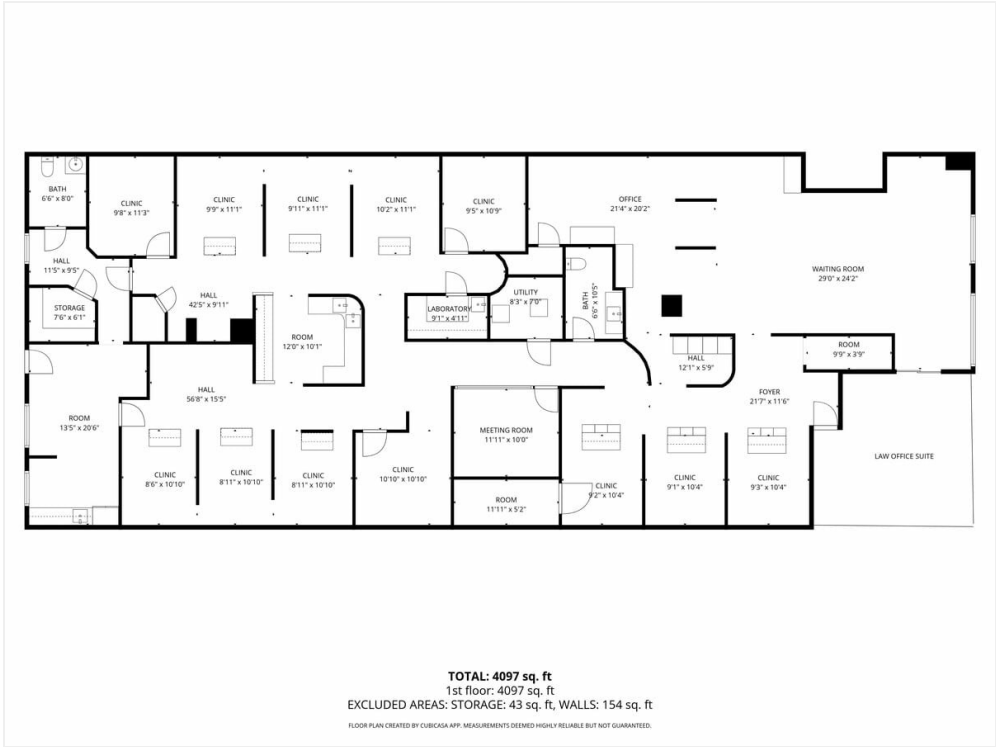


State St/Route 64-downtown Sycamore

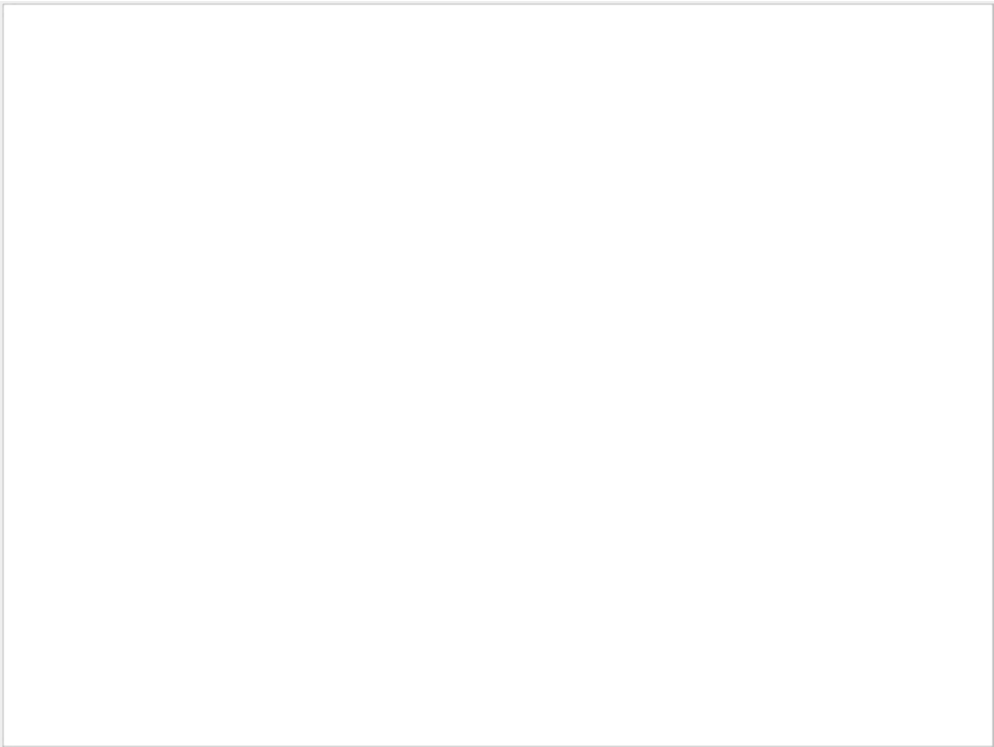
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## Property Photos



Dental/Law Office Floor Plan



Aerial-State St/Route 64

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## Property Photos



Reception Area-Newly Updated



IMG\_2965

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## Property Photos



Clinic Room



Restroom

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## Property Photos



Reception Desks

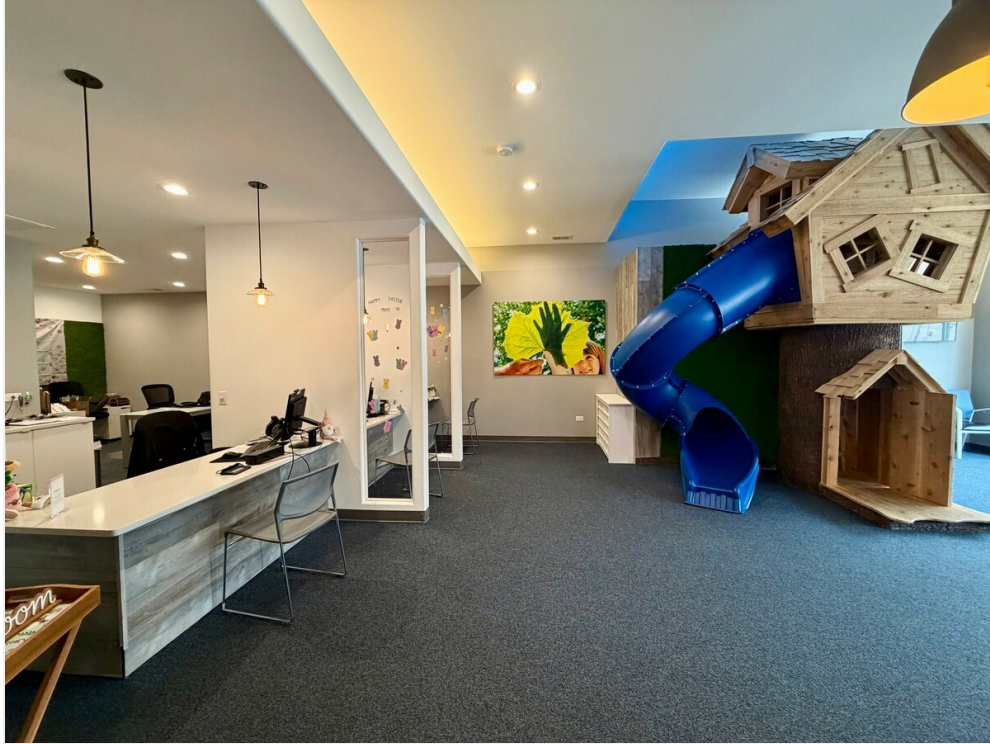


Reception Area-Dental

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## Property Photos



Front Desk/Reception



Break Room

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## Property Photos



Nurse Station



Lab

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## Property Photos



Clinic Room



Conference Room

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## Property Photos



Hallway



Hallway

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## Property Photos



Breakroom



Residential Unit-100% Occupied

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## Property Photos



Residential Unit



Residential Unit-4 Total

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## Property Photos



Residential Unit



Residential Bathroom

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## Property Photos



Residential Unit



Residential Kitchen

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## Property Photos



Great Room



Kitchen

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## Property Photos



Great Room



Dining Area

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## Property Photos



Assigned Parking-8 Spots Residential



Across from DeKalb County Courthouse

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## Property Photos



Views of Downtown Sycamore



Views of Downtown Sycamore

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## Property Photos



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## Location

