

# 216 Main Street - Woodstock, IL

Built in 1925

Ray Wolf Jewelers Clock Sign from 1947

Rubber membrane roof replaced in 2009

Separate entrance for store and apartment

Separate gas and electric for main floor and second floor

One water bill for building

Free street parking

Free overnight parking in nearby city lots

## Main Floor

- 1000 sq ft storefront
- 10' x 6" office with sink
- Bathroom
- 12' ceilings
- Wood floors
- Display windows
- Full basement for storage

## 2nd Floor Apartment

- 1000 sq ft
- Separate entrance
- 2 bedrooms
- Full kitchen
- Full bathroom
- Washer & dryer
- Previously rented as AirB&B
- Front bay windows replaced
- Skylights with power shades
- Two HVAC ceiling units added August 2020
- 2025 Electric - \$1957
- 2025 Gas - \$250
- Optionally available fully furnished