

226 MAIN



AN ICONIC LOCATION.
AN UNMATCHED OPPORTUNITY.

*Former restaurant / bar space with existing
conditions available for lease or sale.*

226 Main Street | Woodstock, IL

PRICING & PROPERTY METRICS



226
MAIN

RSF:

- 3,514 SF on main level
- 614 SF on mezzanine
- 4,128 SF Total**

Sale Price:

\$595,000.00

Lease Price:

\$19.00 NNN

2024 Taxes (payable in 2025):

\$6,136.78

Land Area:

3,921 SF/.09 Acres

Parcels:

13-05-376-007
13-05-376-008

Zoning:

B2C: General Business District



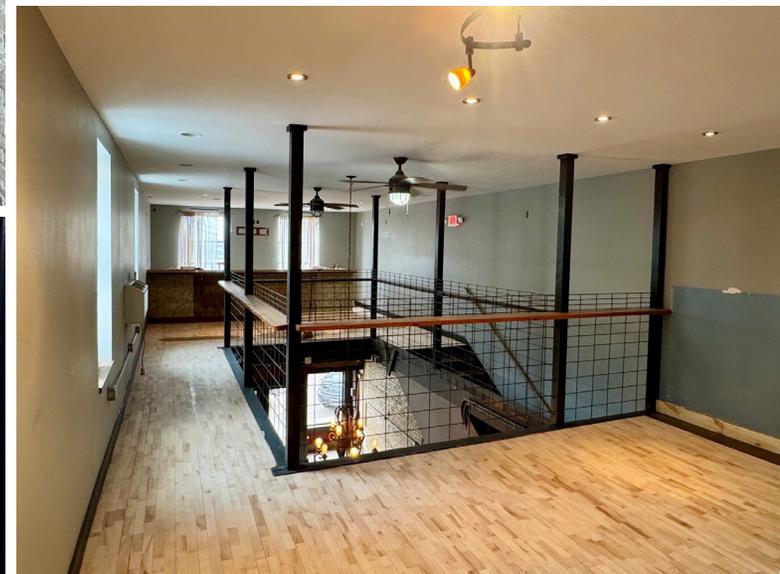
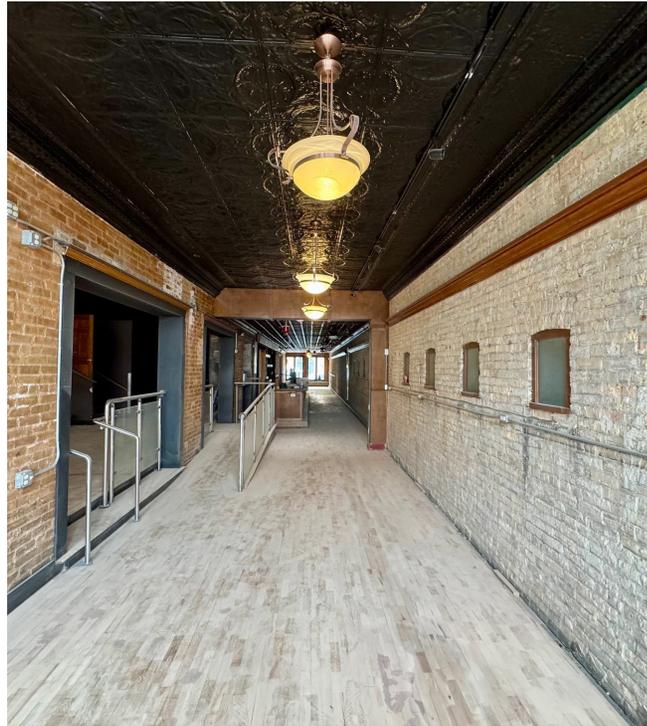
An Iconic Main Street Offering

226 Main Street is a prominently positioned historic Main Street property in the heart of the downtown Woodstock Square Historic District, surrounded by vibrant retail, dining, and entertainment destinations that benefit from strong daily pedestrian activity in one of Illinois' most celebrated small-town commercial cores. Formerly operated as a restaurant and bar and offered in existing condition, the space is well suited for continued hospitality use or conversion to complementary commercial/retail concepts that capitalize on the Square's rich heritage and lively street traffic.



226 MAIN

INSIDE 226 MAIN STREET



226
MAIN

IN THE HEART
OF HISTORIC
WOODSTOCK

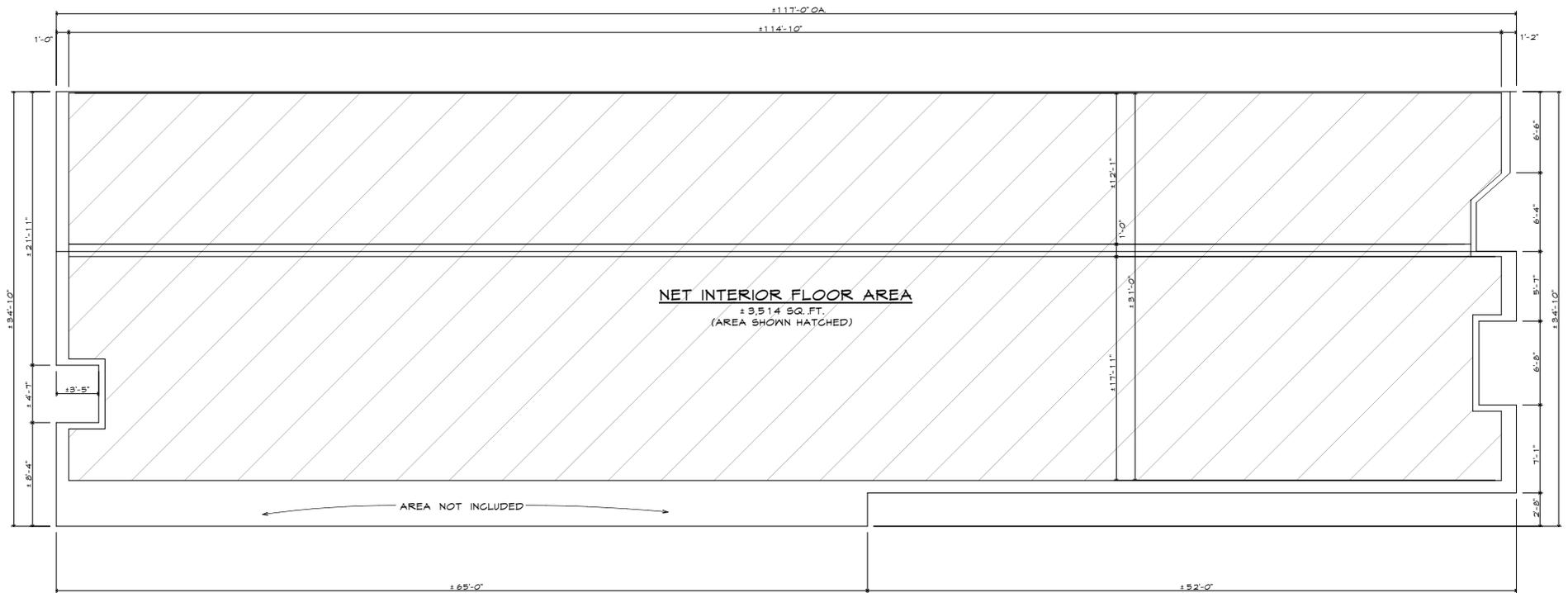


Located in the heart of historic Woodstock, 226 Main Street sits prominently on the town's iconic Main Street within the bustling historic square. Surrounded by retail, dining, and entertainment, the property benefits from strong daily pedestrian activity and positions any concept at the center of Woodstock's vibrant downtown experience.

AVAILABLE FOR LEASE OR SALE

3,514 SF on main level
614 SF on mezzanine

4,128 SF Total



David Florent
Principal / Executive VP
+1 847 698 8258
david.florent@colliers.com



226
MAIN



6250 N River Rd
Suite 11-100
Rosemont, IL 60018
colliers.com

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David Florent
Principal / Executive VP
+1 847 698 8258
david.florent@colliers.com