



# Huge Price Reduction!

1650 E Main St, St. Charles, IL 60174

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# Medical Office Building For Sale

1650 E Main St, St. Charles, IL 60174

High End Office/Medical



## OFFERING SUMMARY

Sale Price: **Reduced to  
\$784,290!**  
Owner motivated!

Price / SF: \$65.00

Lot Size: 0.61 Acres

Year Built: 1986

Building Size: 12,066 SF

Zoning: BC

## PROPERTY HIGHLIGHTS

- **Immediate Sale Needed - Price reduced by over 55%!**
- Opportunity for user or investor to purchase a well-maintained medical office building on Route 64 in St. Charles, Illinois.
- High-end interior buildouts, including medical and professional offices.
- Lower level also includes extensive medical plumbing, laundry, sauna, and baths.
- Heavy medical parking. LED monument sign on Route 64 with great visibility.

## DEMOGRAPHICS

	0.5 Miles	1 Mile	5 Miles
Total Households:	739	2,935	42,036
Total Population:	1,781	6,972	113,849
Average HH Income:	\$165,240	\$168,292	\$164,508

for more information contact:

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ADDITIONAL  
PHOTOS

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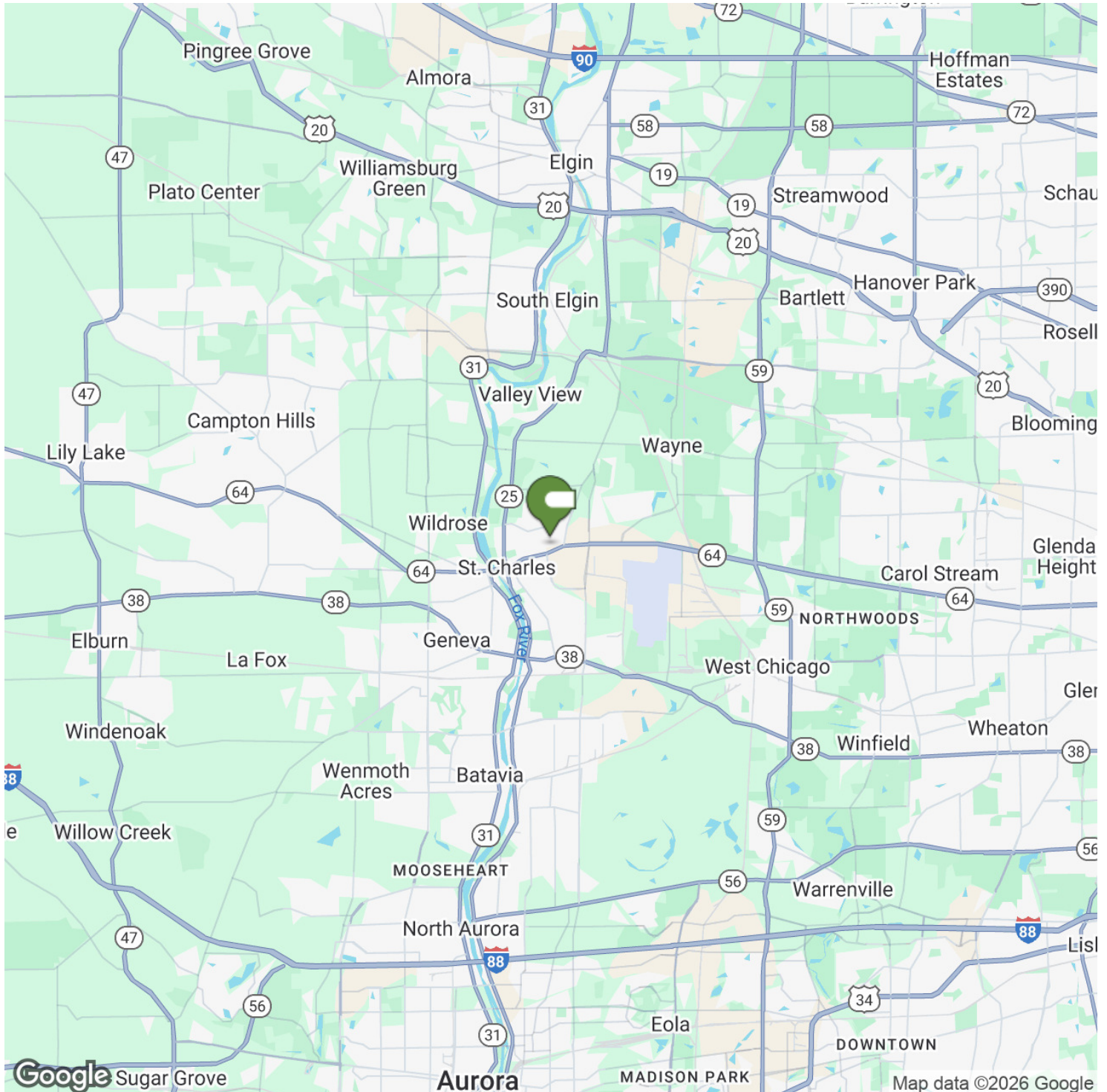
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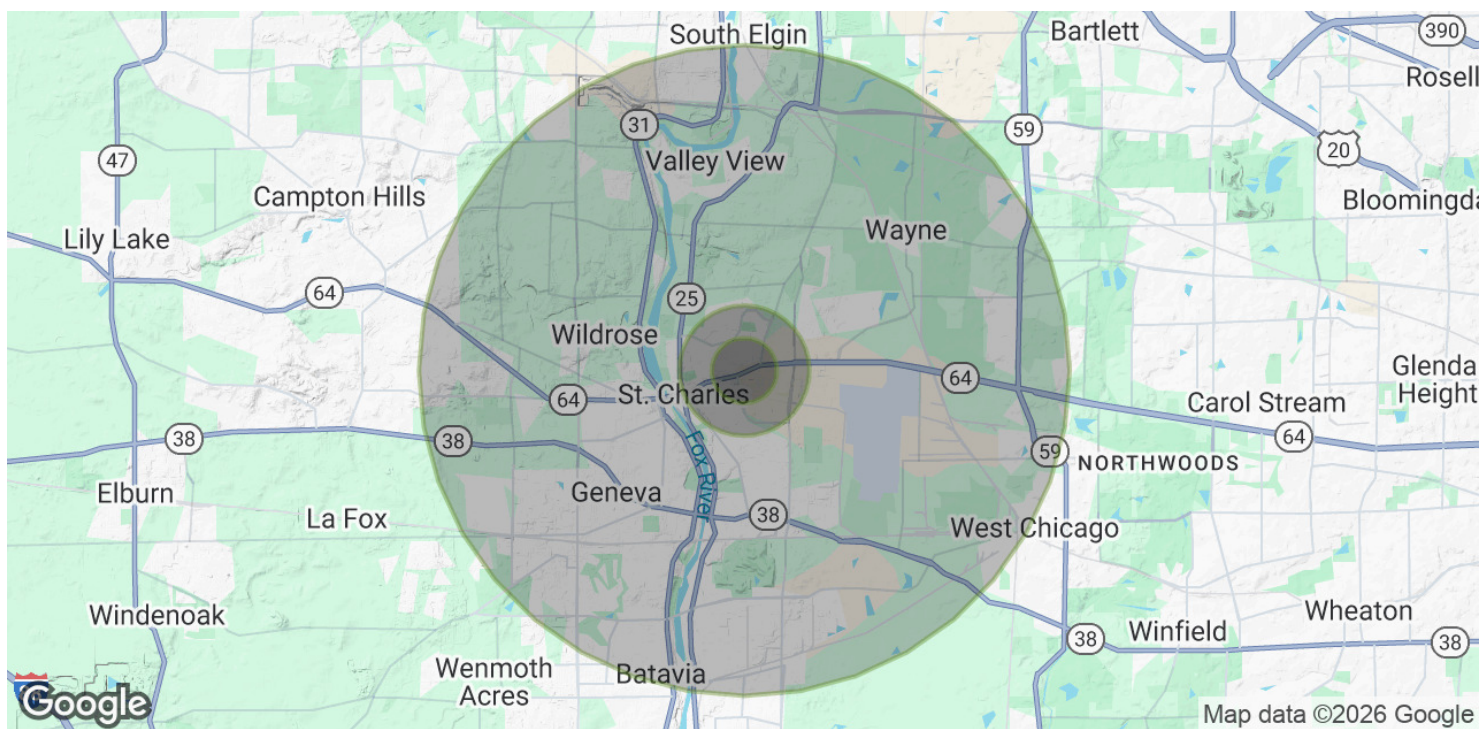
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## POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	1,781	6,972	113,849
Average Age	45	44	41
Average Age (Male)	43	42	40
Average Age (Female)	47	45	42

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	739	2,935	42,036
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$165,240	\$168,292	\$164,508
Average House Value	\$493,602	\$457,236	\$434,532

Demographics data derived from AlphaMap

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