



High End Office/Medical

12,066 SF - Huge Price Reduction!



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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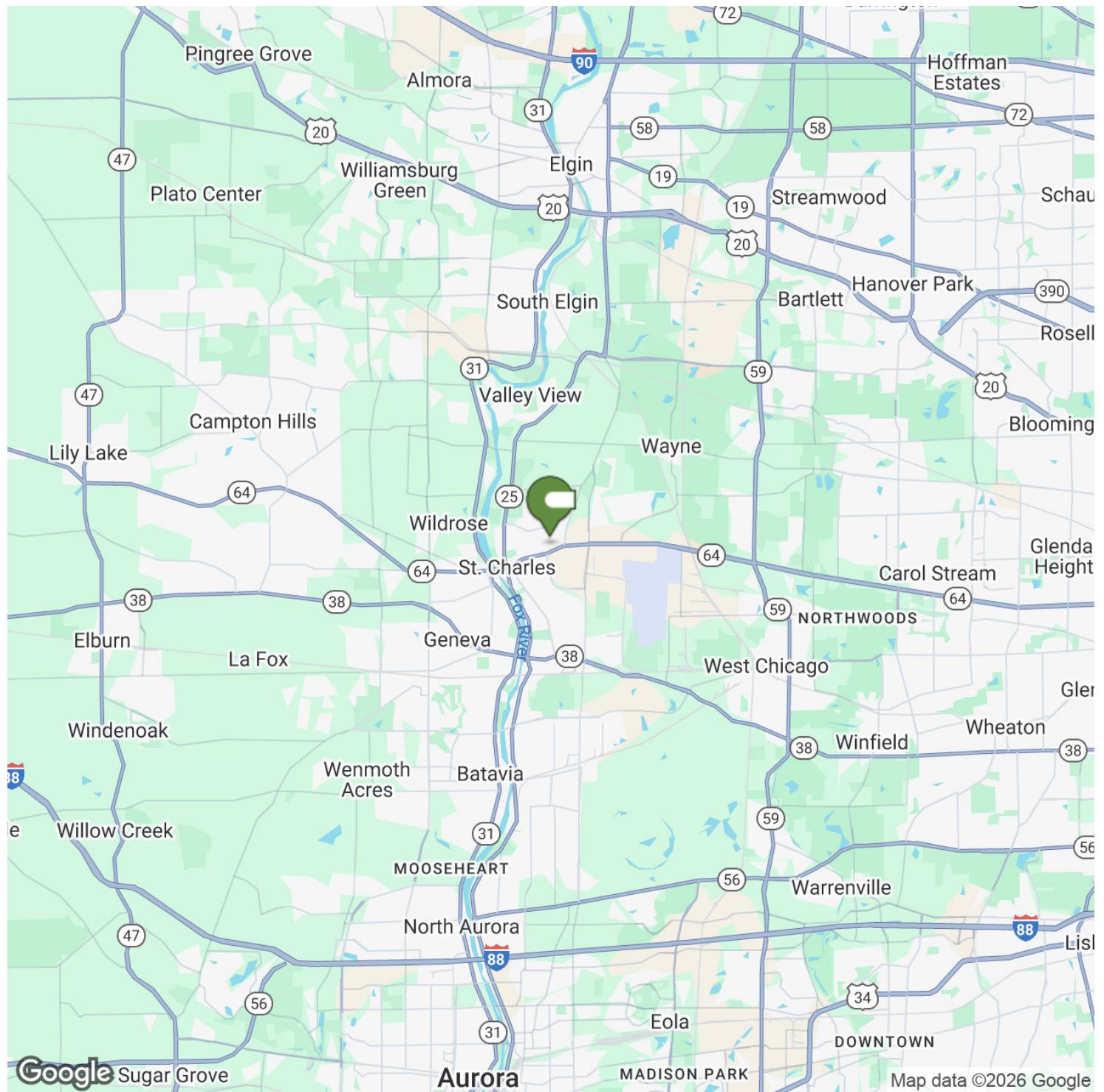
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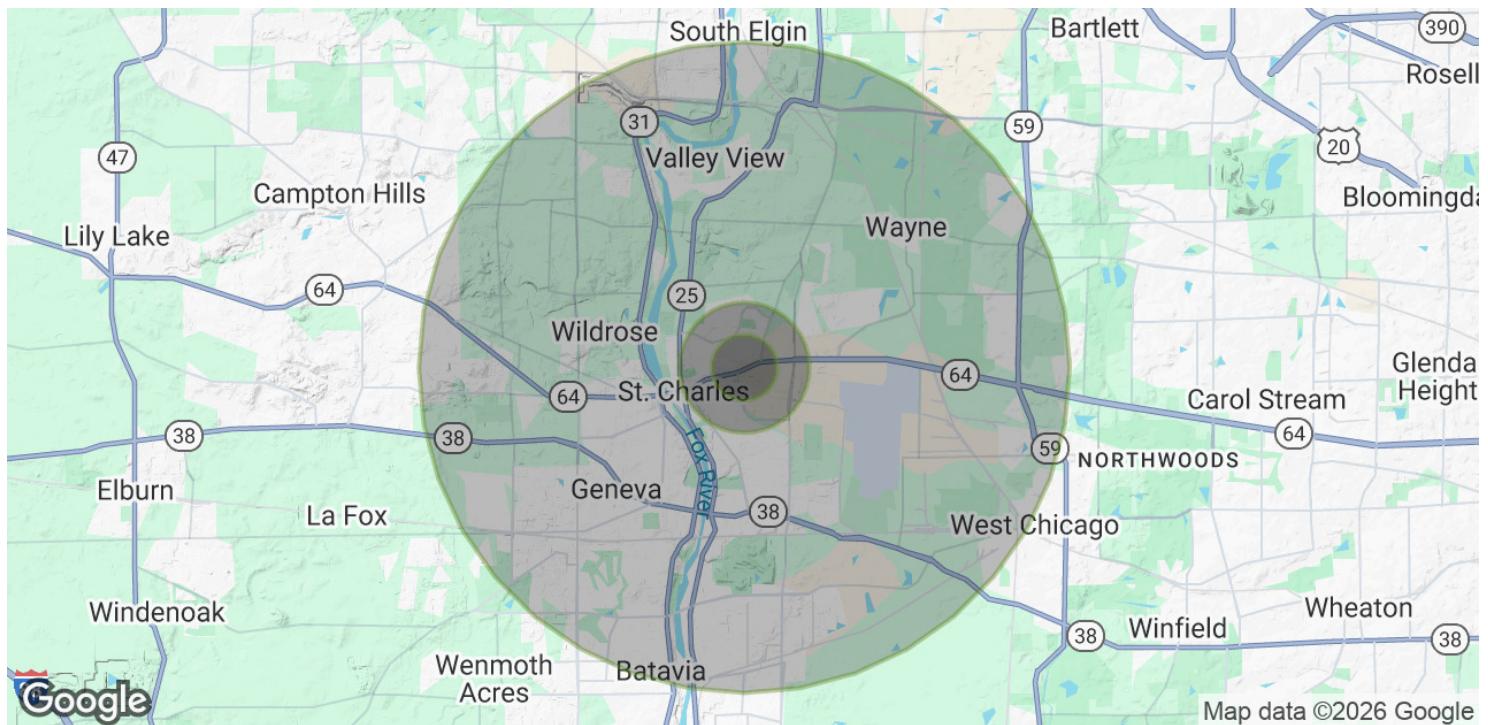
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POPULATION

| | 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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