

502 E. State Street, Geneva IL

± 3,452 SF FOR SALE OR LEASE



## SPECIFICATIONS

SIZE: 3,452 SF

LAND AREA: 0.48 Acres

YEAR BUILT: 2001

STORIES: 2

PARKING: 19 Spaces

WATER: Municipal

SEPTIC: Municipal

ALARM: YES

ZONING: B3E (Business)

RE TAXES: \$4.13 PSF (2022)

**SALE PRICE: \$1,250,000 (\$362 PSF)**

**LEASE RATE: \$35.00 PSF NNN**

- Corner lot on Route 38 with over 100 ft of frontage
- Proximity to multiple national retail stores (Dunkin Donuts, ALDI, CVS)
- Private parking lot with ample parking
- Low Kane County Taxes

### Contact:

Elisabeth Lazzara  
847-310-4209  
[elazzara@entrecmercial.com](mailto:elazzara@entrecmercial.com)

Mike DeSerto  
224-588-3026  
[mdeserto@entrecmercial.com](mailto:mdeserto@entrecmercial.com)



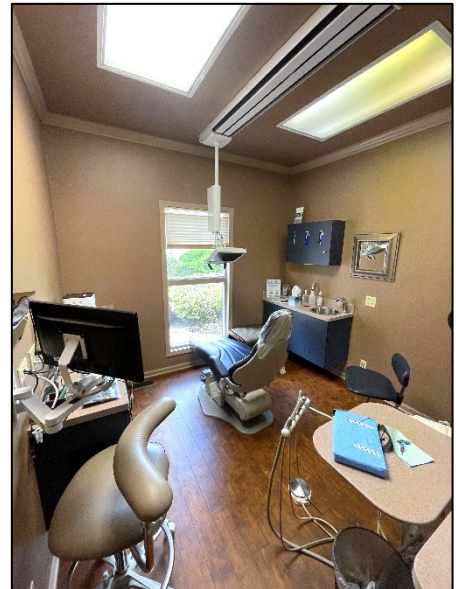
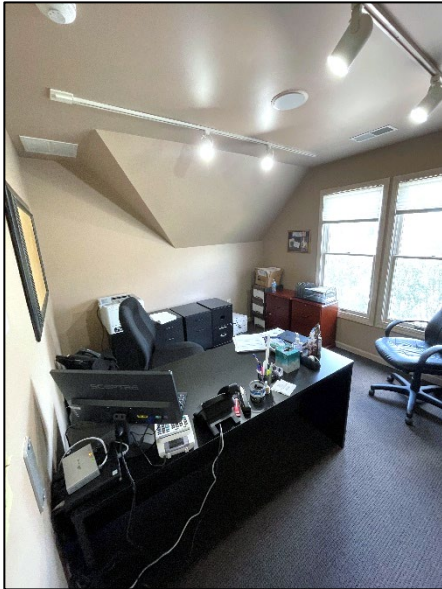
[www.entrecmercial.com](http://www.entrecmercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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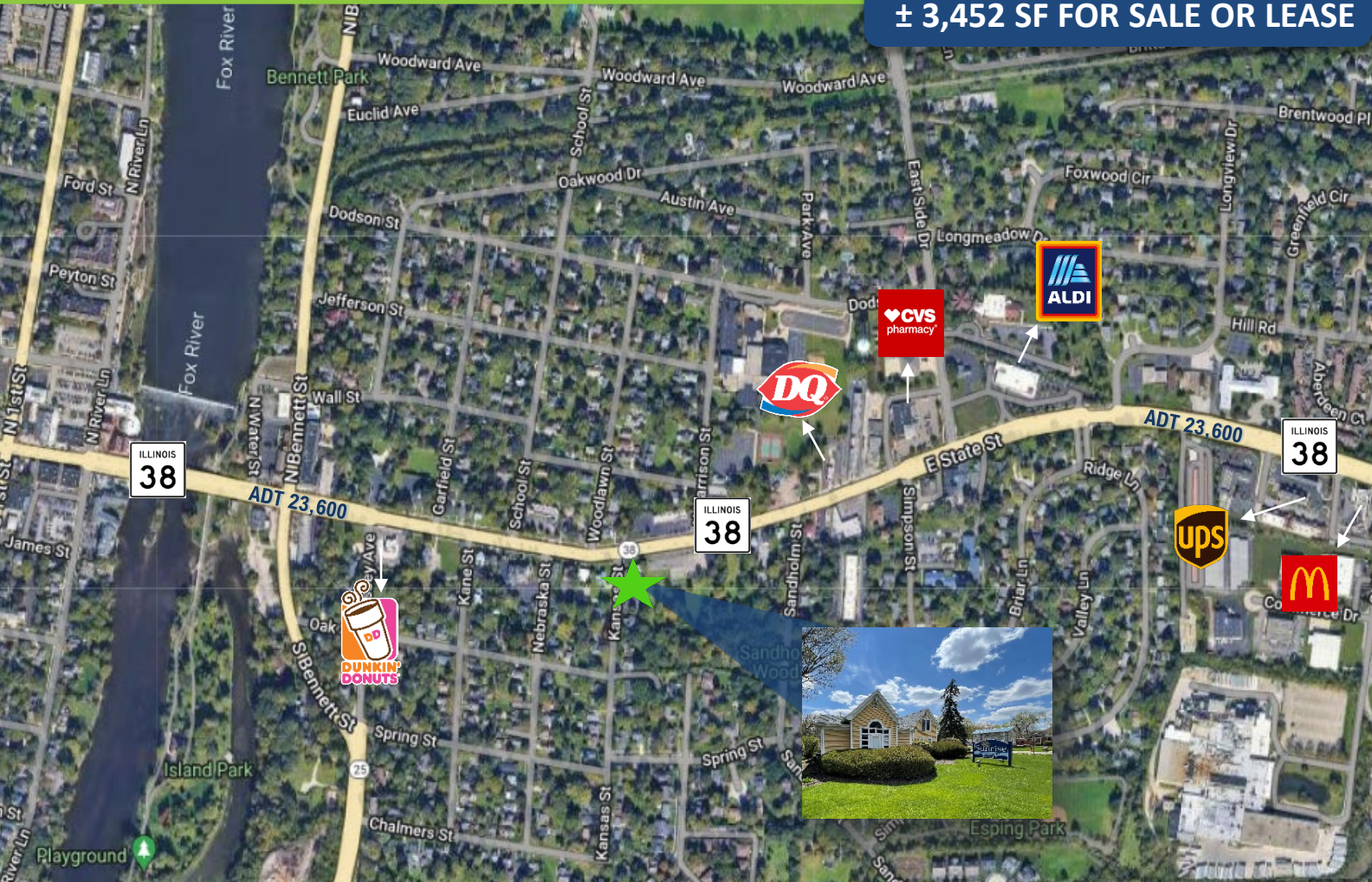
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## LOCATION

- 3.5 Miles from Route 64
- 5.5 Miles from Route 59
- 7 Miles from Interstate 88
- Close proximity to downtown Geneva, local restaurants, shopping centers, and public transportation.

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