

# DEVELOPMENT OPPORTUNITY

201 S. 2ND ST, ST. CHARLES, IL



NEW LISTING



DOWNTOWN HALF ACRE SITE PRICED AT \$1,400,000

PRIME DOWNTOWN -ST. CHARLES -COMMERCIAL -SIGNALIZED -CORNER INTERSECTION

-NOW ON MARKET FOR THE FIRST TIME IN DECADES @ SWC SOUTH 2ND(Rt.31) AND

ILLINOIS STREETS- ADJACENT TO A CITY PARKING LOT, MIO MODO RESTAURANT (FORMER FRANCESCA'S) AND THE NEW WHOLE FOODS STORE SET TO OPEN IN SPRING 2025.

Improvements include a 1,500sf former gas station with 950sf canopy, now used as an auto repair business. NFR letter on file. Traffic counts are \* Rt.31- South 2nd Street-

Between 10,000 and 13,000 AADT \* Illinois Street @ Rt. 31- Between 4,000 and 5,000 AADT

\* IDOT 2023, but with the new Whole Foods scheduled to open in spring 2025, these

counts will see significant increases.



Additional reports include Aerial GIS, ReList Report, Area Demographics Report, Zoning Report and tax bill. Tax bill shows inclusion in SSA 1a & 1b, line items addressing the downtown maintenance and the latest bill allocates about \$700 annually for these tax overlays. 2023 taxes are \$7,268. Call listing agents for showings, reports, and more info.

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