



Unit K - Medical/Office

2210 DEAN STREET, SAINT CHARLES, IL 60175

2,035+/- FOR SALE / FOR LEASE

Your Vision. Our Dedication. Your Partner.

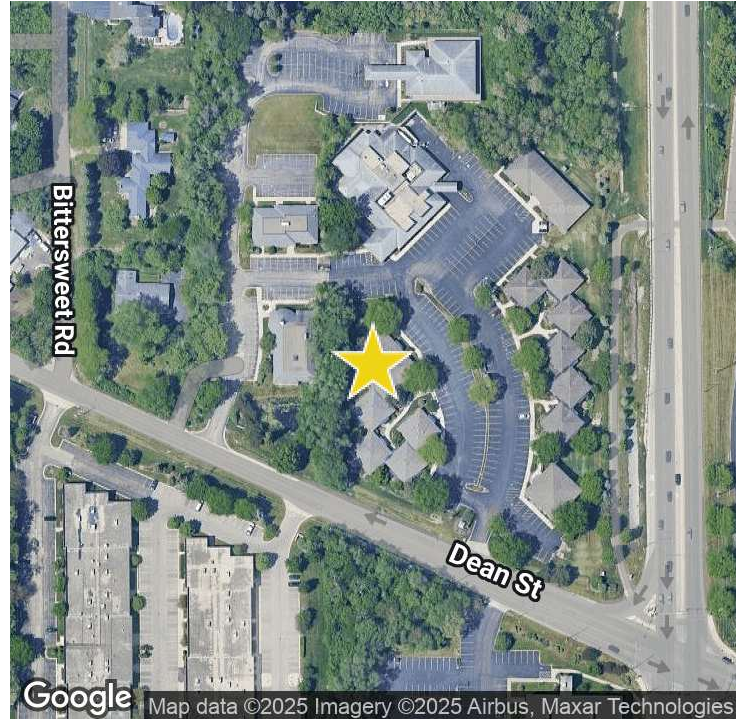
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

OFFICE CONDO FOR SALE / LEASE



OFFERING SUMMARY

Condo Size:	2,035+/- SF
Listed Sale Price:	\$225,000
Monthly Lease Rate:	\$2,374
Lease Price / SF:	\$14
Lease Type:	NNN
Real Estate Taxes - 2023 Pay 2024:	\$6,138
Real Estate Taxes - \$/SF:	\$3.02
% Ownership:	4.81%
Share Of Condo Assoc. Dues	\$5,646/yr
Share Of Condo Assoc. Dues - \$/SF:	\$2.77
Year Built:	1988

PROPERTY OVERVIEW

Medical Office Condo is available within the Randallwood Professional Center located on Dean Street just west of Randall Road.

PROPERTY HIGHLIGHTS

- Turnkey Medical Office
- Front Reception Area
- Lobby / Waiting Area
- 1 Private Office, 3 Exam Rooms
- Locked Pharmaceutical Storage Room
- 3 Restrooms
- Kitchen / Break Room Area
- File Room
- Storage Rooms

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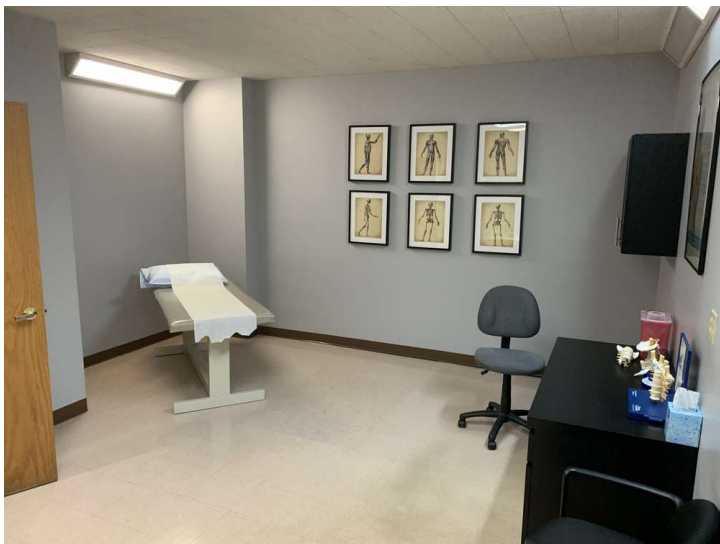
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OFFICE CONDO FOR SALE / LEASE



FOOTPRINT



2023 TAX BILL PAY 2024

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-060**



1st
2
0
2
3

****DUPLICATE****

HEMMER, DAVID S & PAUL DCLRN OF TRUSTS
 DAVID S & PAULA HEMMER, TRUSTEES
 04N668 BURR RD
 ST CHARLES IL 60175-

1ST INSTALLMENT 2023	3,068.83
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,068.83
INSTALLMENT BALANCE DUE	Paid on 06/03/2024 \$0.00
DUE ON OR BEFORE 06/03/24	

Remove stub and remit with payment

09292270601000000000000603242

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-060**



2nd
2
0
2
3

****DUPLICATE****

HEMMER, DAVID S & PAUL DCLRN OF TRUSTS
 DAVID S & PAULA HEMMER, TRUSTEES
 04N668 BURR RD
 ST CHARLES IL 60175-

2ND INSTALLMENT 2023	3,068.83
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PENALTY	
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DUE ON OR BEFORE 09/03/24	

Remove stub and remit with payment

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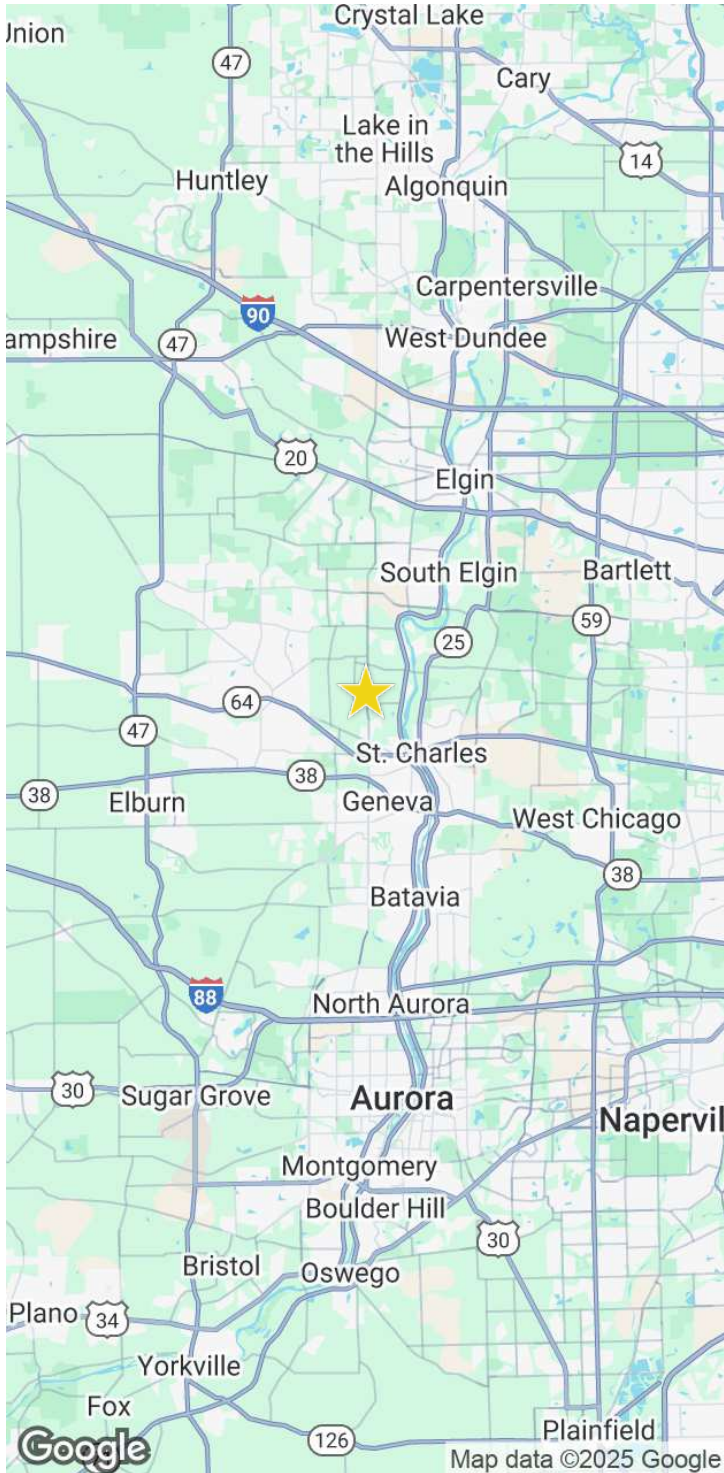
Rate 2022	Tax 2022	Taxing District	Rate 2023	Tax 2023	Parcel Number 09-29-227-060		TIF BASE
0.274784	\$242.56	KANE COUNTY	0.256450	\$196.67	Late Payment Schedule		N/A
0.057460	\$50.73	KANE COUNTY	0.052912	\$40.58	1st 2nd		FAIR CASH VALUE 230,087.00
0.138625	\$133.80	KANE FOREST PRESERVE	0.123782	\$98.76	Jun 4 Thru Jul 3		LAND VALUE 34,973.00
0.000116	\$0.10	KANE FOREST PRESERVE	0.000108	\$0.08	Jul 4 Thru Aug 3		+ BUILDING VALUE
0.043836	\$38.69	ST CHARLES TOWNSHIP	0.043785	\$33.58	Aug 4 Thru Sept 3		= ASSESSED VALUE 76,688.00
0.090907	\$80.25	ST CHARLES TWP ROAD DIST	0.090801	\$69.63	Sept 4 Thru Oct 3		x STATE MULTIPLIER 1.0000
0.015954	\$14.08	ST CHARLES CEMETERY	0.015936	\$12.22	Oct 4 Thru Oct 25		= EQUALIZED VALUE 76,688.00
0.430027	\$379.60	ST CHARLES CITY	0.403749	\$309.63	Payment on or after Sept 16, 2024. Please see Instructions on reverse side for LATE PAYMENTS.		- HOMESTEAD EXEMPTION 0.00
0.406114	\$358.48	ST CHARLES CITY	0.420739	\$322.65	Mail To:		- SENIOR EXEMPTION 0.00
5.093365	\$4,496.02	ST CHARLES SCH DIST 308	5.062691	\$3,862.48	HEMMER, DAVID S & PAUL DCLRN OF TRUSTS DAVID S & PAULA HEMMER, TRUSTEES 04N668 BURR RD ST CHARLES IL 60175-		- OTHER EXEMPTIONS 0.00
0.162725	\$143.64	ST CHARLES SCH DIST 308	0.163390	\$125.30	Property Location:		+ FARM LAND 0.00
0.422447	\$372.90	ELGIN COLLEGE 509	0.420660	\$322.60	2210 DEAN ST ST CHARLES, IL		+ FARM BUILDING 0.00
0.000032	\$0.03	ELGIN COLLEGE 509	0.000030	\$0.02	Township		= NET TAXABLE VAL. 76,688.00
0.591111	\$521.79	ST CHARLES PARK DISTRICT	0.586606	\$449.85	SC		x TAX RATE 8.003415
0.038732	\$34.19	ST CHARLES PARK DISTRICT	0.046011	\$35.29	Tax Code		= CURRENT TAX \$6,137.66
0.279269	\$246.51	ST CHARLES LIBRARY	0.286689	\$219.86	SC005		+ NON AD VALOREM TAX \$0.00
0.030664	\$27.07	ST CHARLES LIBRARY	0.024076	\$18.46	Acres		+ BACK TAX / FORF AMOUNT \$0.00
					Sold at Tax Sale		- ENTERPRISE ZONE \$0.00
					Forfeited Tax		= TOTAL TAX DUE \$6,137.66
					First Installment Tax 3,068.83		
					Second Installment Tax 3,068.83		
					Adjustment		
					Penalty		
					Other Fees		
					Paid on 06/03/2024		
					Paid on 09/03/2024		
					TOTAL		

2023 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

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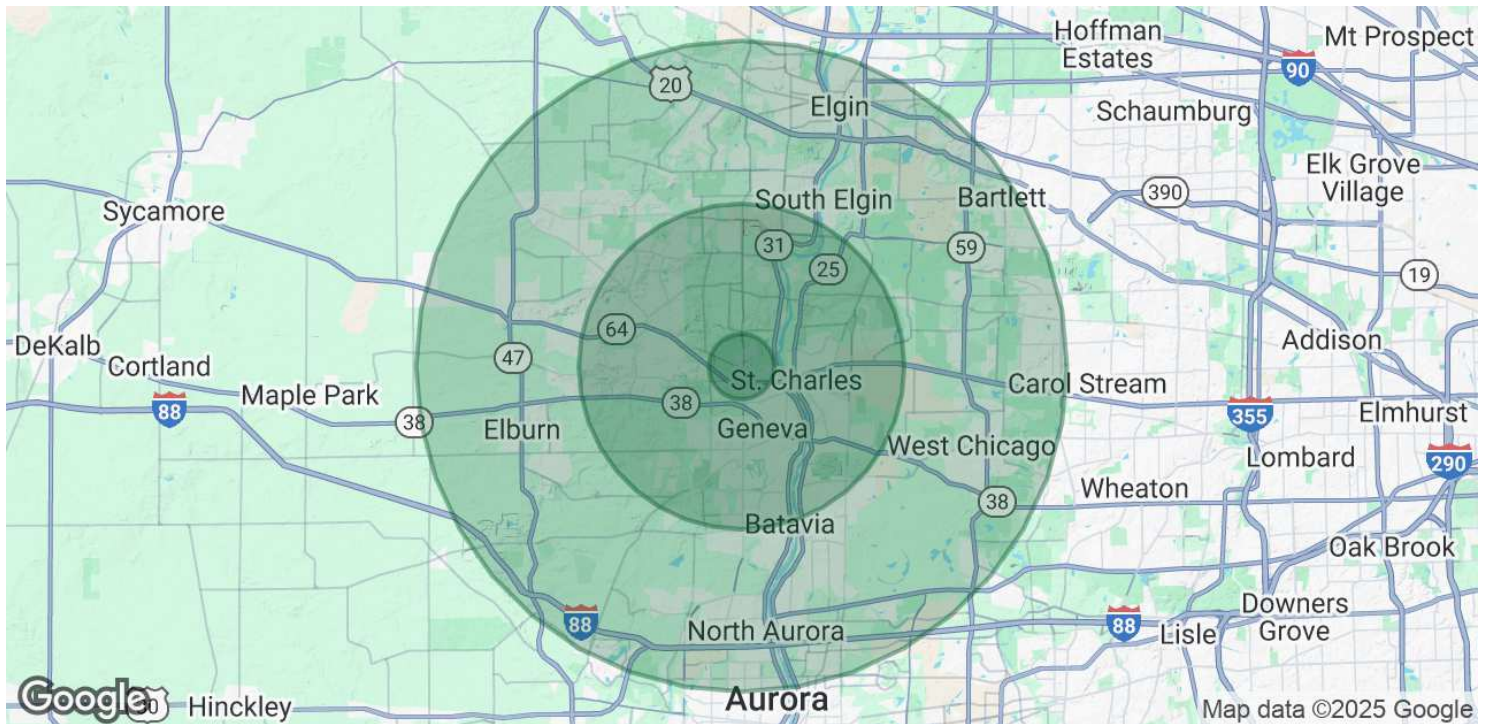
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LOCATION / RETAILER MAP



DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,384	109,413	407,993
Average age	35.5	39.4	36.0
Average age (Male)	35.7	38.4	35.3
Average age (Female)	35.2	40.3	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,428	38,768	138,784
# of persons per HH	3.1	2.8	2.9
Average HH income	\$114,343	\$117,315	\$96,768
Average house value	\$400,351	\$392,902	\$338,766

* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

AGENCY DISCLOSURE



AGENCY DISCLOSURE

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EXCLUSIVE BROKER



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | **Cell:** 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.