

2 S MAIN STREET

Elburn, IL 60119

Investment Sale (100% occupied)

- Corner Grind Café
- 2 Apartments
- Gas Works—Commercial Space



CORCORAN
COMMERCIAL REAL ESTATE

FOR SALE



Ryan Corcoran
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SALE PRICE:
\$650,000



EXECUTIVE SUMMARY

Corcoran Commercial Real Estate is pleased to introduce this exceptional real estate investment opportunity in Elburn, IL. Located in downtown Elburn, this is a multi tenant investment building.

Corner Grind is also available for sale. Equipment list available upon request.

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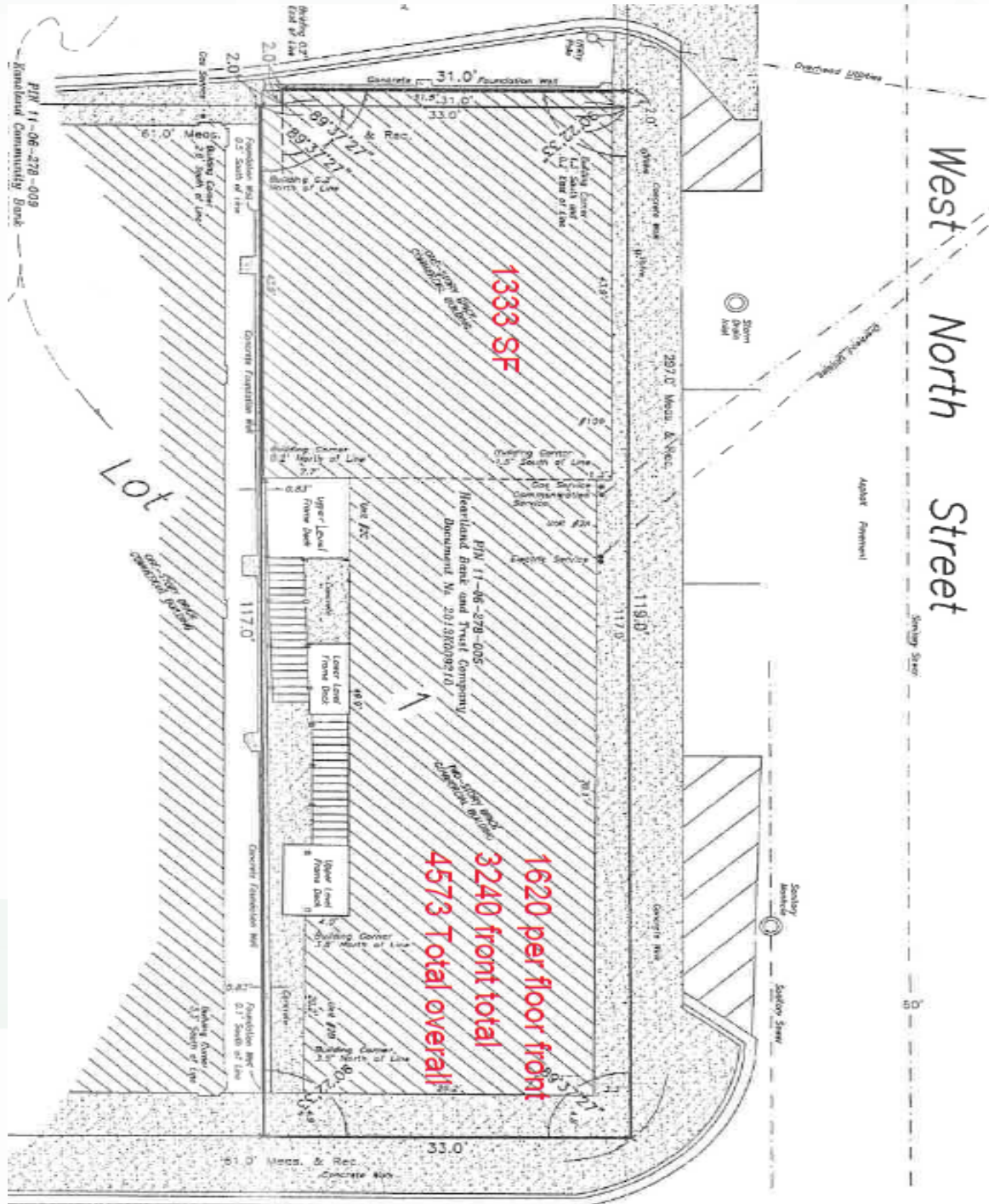
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SURVEY



South Main Street
(a.k.a. Illinois Route No. 47)

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FINANCIALS

2 S Main Street - Elburn, IL				
<u>Unit</u>	<u>Approx. Size</u>	<u>Description</u>	<u>Note</u>	<u>Annual Rent</u>
1st Floor Front	1620	Corner Grind Café	Business For Sale	\$32,400.00 Proforma Est
1st Floor Back	1364	Gasworks	Thru March 2030	\$9,600.00
Apartment Unit C	810	Shroka	Thru Sept 2026	\$15,300.00
Apartment Unit B	810	Schooler	Thru July 2026	\$16,200.00
				<u>\$73,500.00</u>



Property Operating Expenses		
RE Taxes	\$8,335.64	Actual
R&M	\$1,000.00	Est
Garbage	\$500.00	Est
Insurance	\$1,562.44	33%
Nicor Gas	\$966.37	33%
Comed Power	\$4,333.66	33%
Water	\$1,562.44	33%
Snow	\$500.00	Est
Management	\$2,400.00	N/A
Annual	\$21,160.54	
*Commercial pays Utilities		

Net Income	\$52,339.46
Purchase Price	\$650,000.00
CAP Rate	8.05%

<u>Business Purchase</u> Upon Proposal
