

# 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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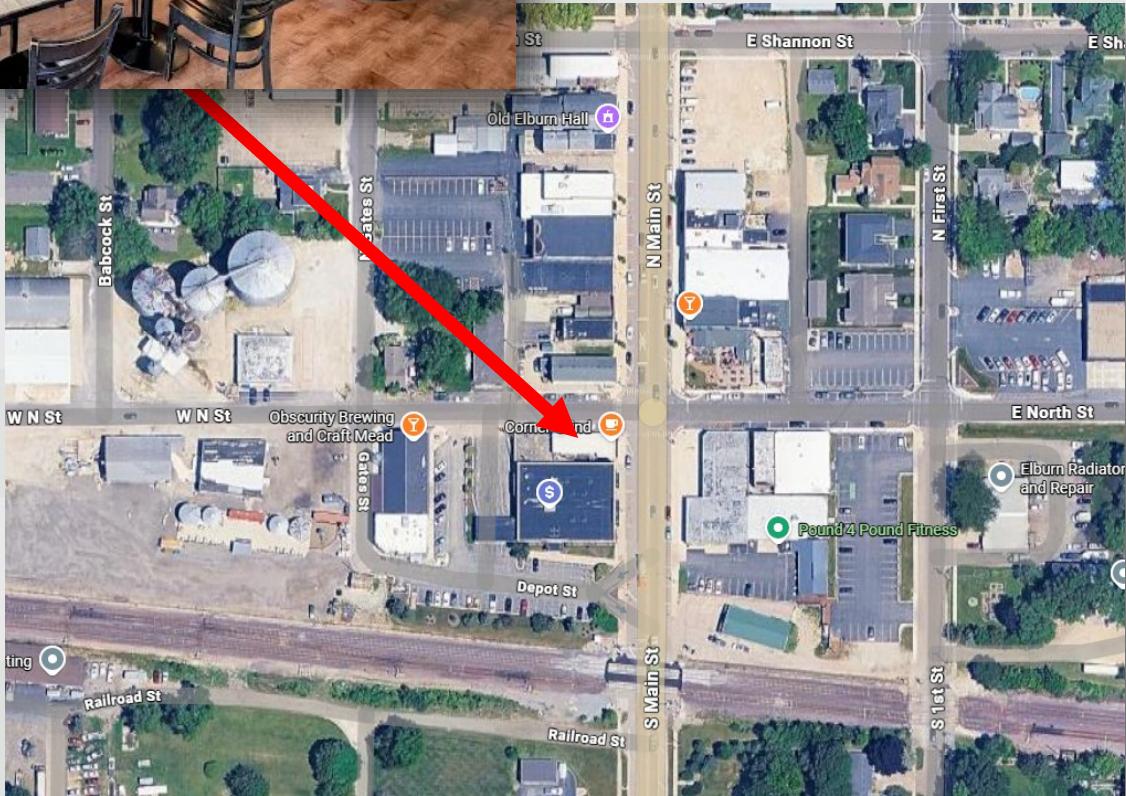
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**SALE PRICE:**  
**\$ 650,000**



## 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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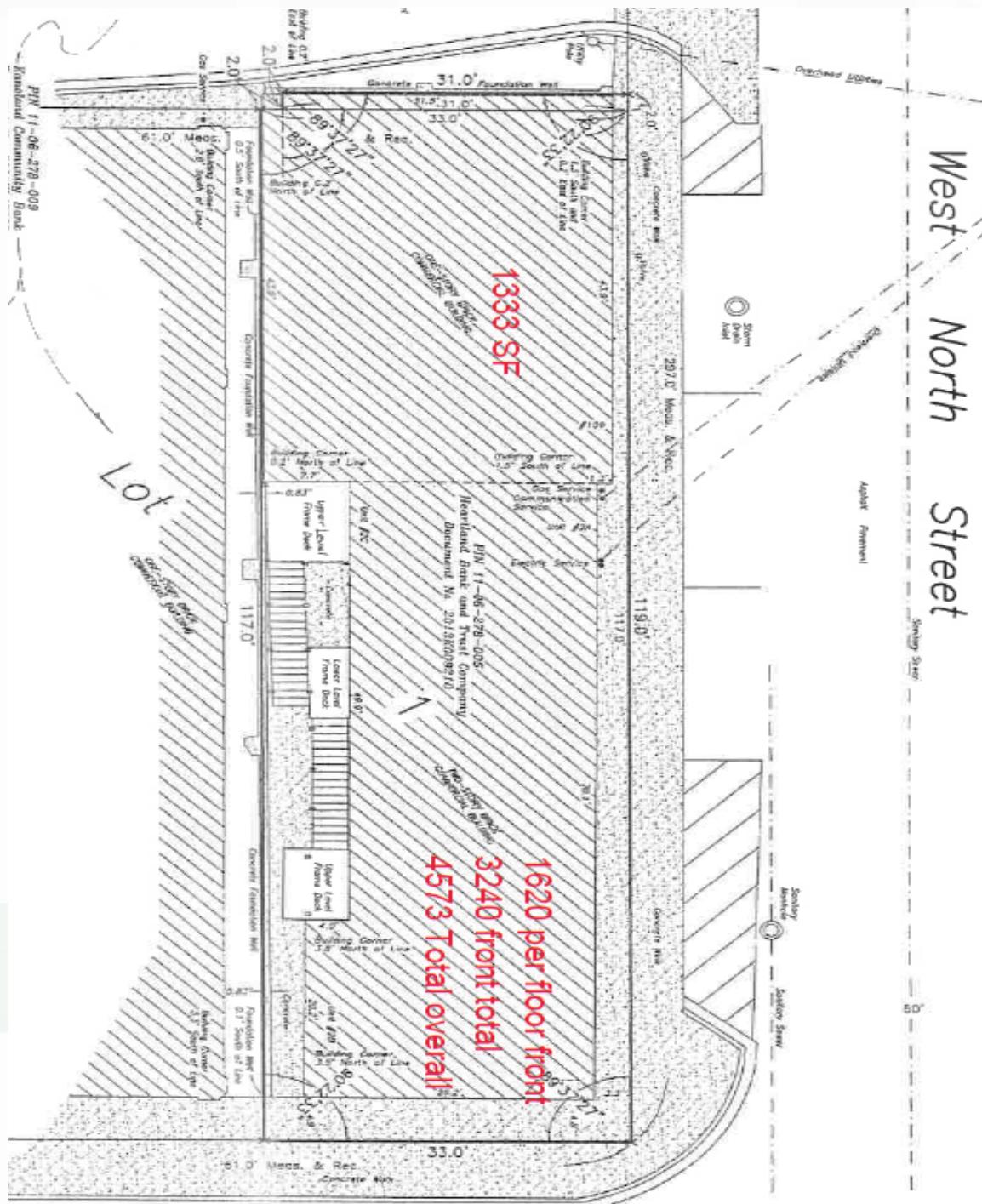
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## S U R V E Y



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

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## FINANCIALS

<u>2 S Main Street - Elburn, IL</u>				
<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>



<u>Property Operating Expenses</u>	
RE Taxes	\$8,335.64
R&M	\$1,000.00
Garbage	\$500.00
Insurance	\$1,562.44
Nicor Gas	\$966.37
Comed Power	\$4,333.66
Water	\$1,562.44
Snow	\$500.00
Management	\$2,400.00
Annual	<u>\$21,160.54</u>

\*Commercial pays  
Utilities

<u>Net Income</u>	<u>\$52,339.46</u>
<u>Purchase Price</u>	<u>\$650,000.00</u>
<u>CAP Rate</u>	<u>8.05%</u>

<u>Business Purchase</u>
Upon Proposal