

9-21 N. 9TH STREET
ST. CHARLES, IL

INVESTMENT OPPORTUNITY!



PRICE REDUCTION



PRICED AT \$875,000

FOR SALE- Versatile Development Opportunity Near Downtown St. Charles!

This unique $\frac{3}{4}$ -acre property is ideal for mixed use including retail, restaurant, drive-thru, office, residential, etc. BL (Local Business) Zoning allows for a variety of approved uses. The

site includes three buildings, 1) a vintage 1950, 2,400 sf commercial building with full basement, originally built as a restaurant/bar and most recently used as an auto parts store 2) a 1925 frame single-family home, last used as an office, perfect for rehab or removal; and 3) a frame 2-car garage with loft, and 2 attached storage sheds. Plenty of on-site parking as well as marked on-street parking.



Property Summary

- 0.73 acres
- 3 buildings
- 2024 Taxes Total: \$12,050
- 2 Parcel Index Numbers
- Zoned BL- Local Business
- Close to Downtown



This parcel is highly visible from eastbound West Main Street (IDOT daily traffic count 27,500), or from eastbound traffic on Dean Street (IDOT daily traffic count 3,350), which naturally blends with North 9th Street as it bends to the south and intersects with Main, and the site sports over 200' of 9th Street frontage and an approximate varying depth of 150'. The property is walkable and bikeable to Downtown St. Charles and the Randall Road corridor. Close to Thompson Middle School, Richmond Elementary, St. Pat's Preschool, various parks, and the Fox River Trail. St. Charles has over 33,000 residents and an average household income of \$110,000. Don't miss this high-visibility, high-access gem. Call for a showing today.

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