

# 618-628

SOUTH 1ST STREET | GENEVA, IL

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CHICAGO

COMMERCIAL DIVISION



**THE RESS GROUP**  
COMMERCIAL • RESIDENTIAL BROKERS



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## EXCEPTIONAL REDEVELOPMENT OPPORTUNITY IN THE HEART OF DOWNTOWN GENEVA!

Discover limitless potential at 618 South 1st St, a prime tunnel car wash facility strategically located near the vibrant downtown area and conveniently close to the Metra station. This property offers a unique chance to capitalize on Geneva's growth, with nearby amenities including shops, restaurants, and parks, making it an ideal site for redevelopment.

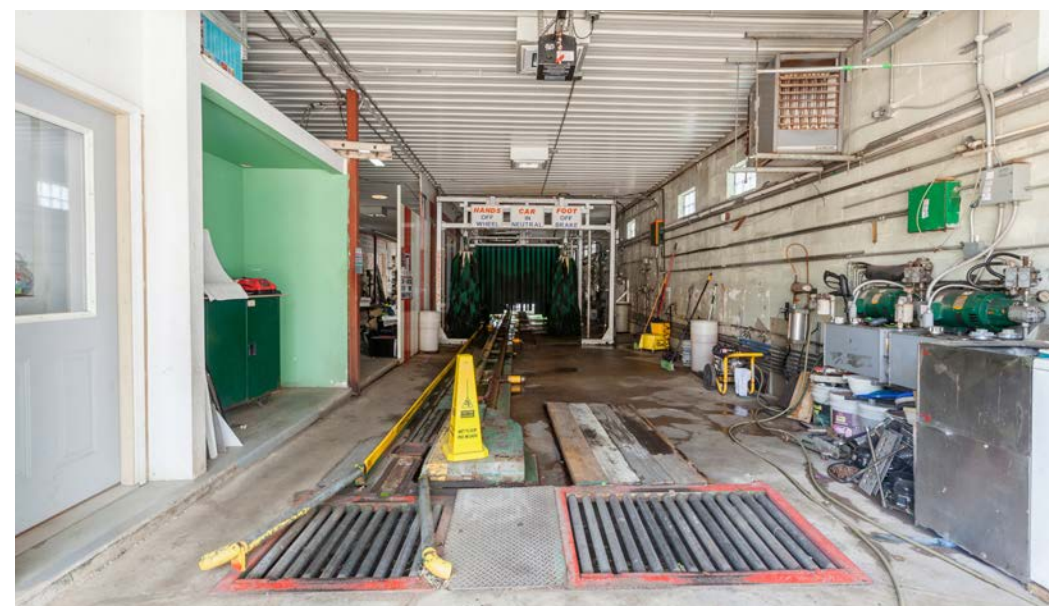
Transform this versatile space into a dynamic retail hub, modern office space, or mixed-use development that caters to the needs of the burgeoning community. With high visibility and easy access, 618 South 1st St is poised to become a cornerstone of downtown living and commerce. Don't miss this chance to shape the future of Geneva with a fantastic investment opportunity!"

**Pins: 12-10-210-002, 12-10-210-003**

**0.66 AC**

**3,200 combined SF.**

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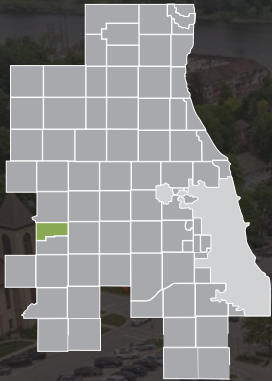








# GENEVA ILLINOIS



DISTANCE TO  
DOWNTOWN

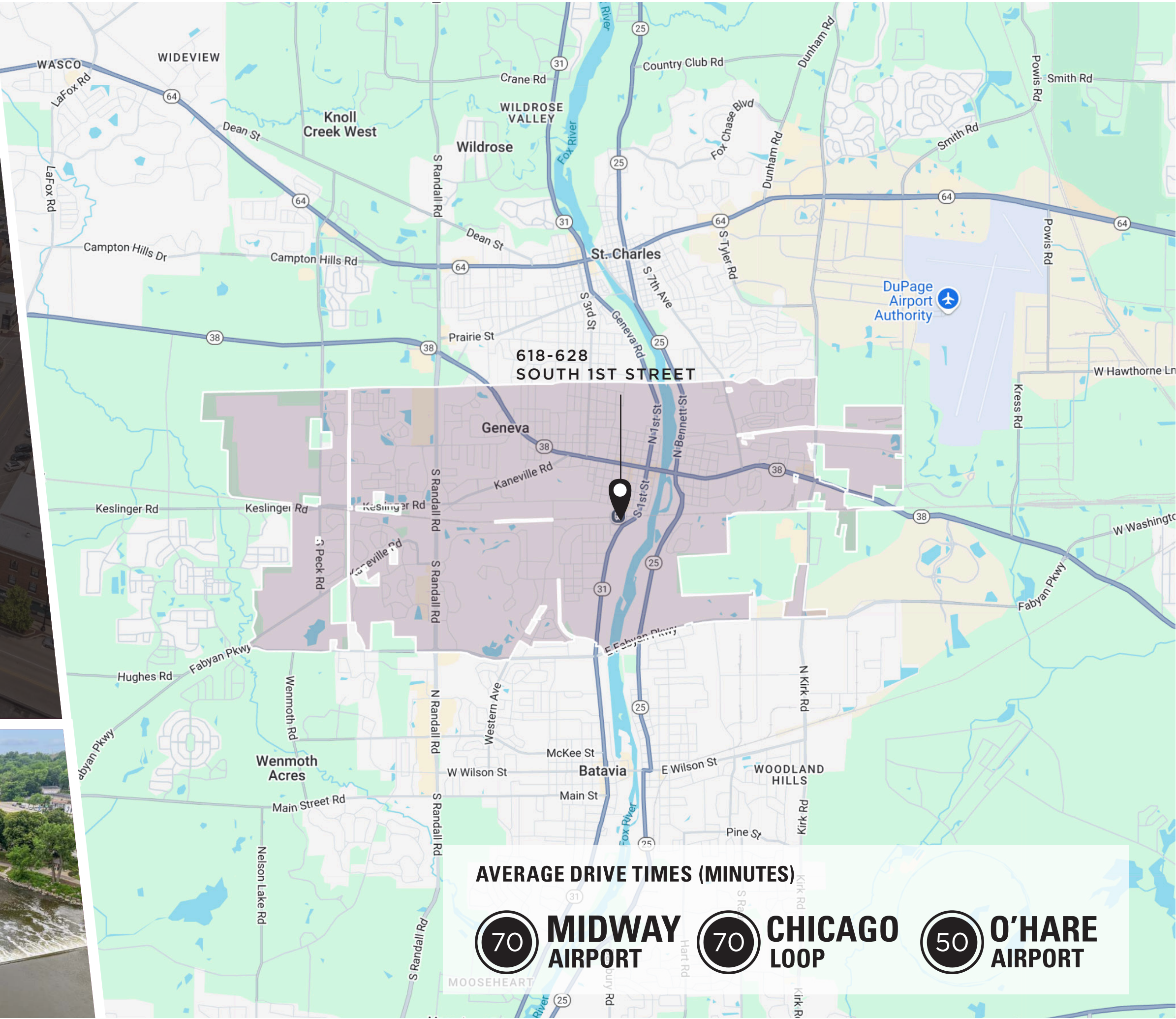


44 MILES



Metra trains offer service in Geneva  
via Union Pacific West Line.

Geneva is located in Kane County, between St. Charles and Batavia. Known for its historical architecture, unique stores, restaurants, and scenic views, Geneva is a picturesque destination. Settled in the 1830s by Daniel Shaw Haight, it was incorporated as a village in 1867. Geneva Community School District 304 serves the area and is comprised of one high school, two middle schools and six elementary schools. Geneva Commons provide a bustling shopping option and the downtown historic district offers numerous dining and independent retail venues. The city has a number of recreational spaces that include Fabyan Forest Preserve and the Fox River Bike Trail.







SCAN QR CODE TO VIEW  
PROPERTY VIDEO



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