

THE SUMMIT PLACE

860 SUMMIT ST | ELGIN, IL

FOR SALE

40,674 SF Medical Center Ready for
Apartment Redevelopment



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Executive Summary

Cawley Commercial Real Estate is proud to present an exciting **residential conversion opportunity** in *Elgin, Illinois*. This former medical center offers 44,077 square feet on 3.20 acres, complete with 147 parking spaces - a rare advantage for multifamily redevelopment.

The current plan calls for **35 apartment units** thoughtfully designed across three sections of the building, with expansion potential in the fourth section for even greater density. Large floor plates, abundant natural light, and flexible layouts make the property well-suited for modern apartment living.

Ideally located near shopping, dining, schools, and employment hubs, the site is positioned to capture strong rental demand. The generous parking ratio, existing infrastructure, and adaptable design provide a faster, more cost-efficient path to market compared to new construction.

This is a unique chance to transform a well-located property into a vibrant residential community, offering investors and developers both immediate momentum and long-term upside.

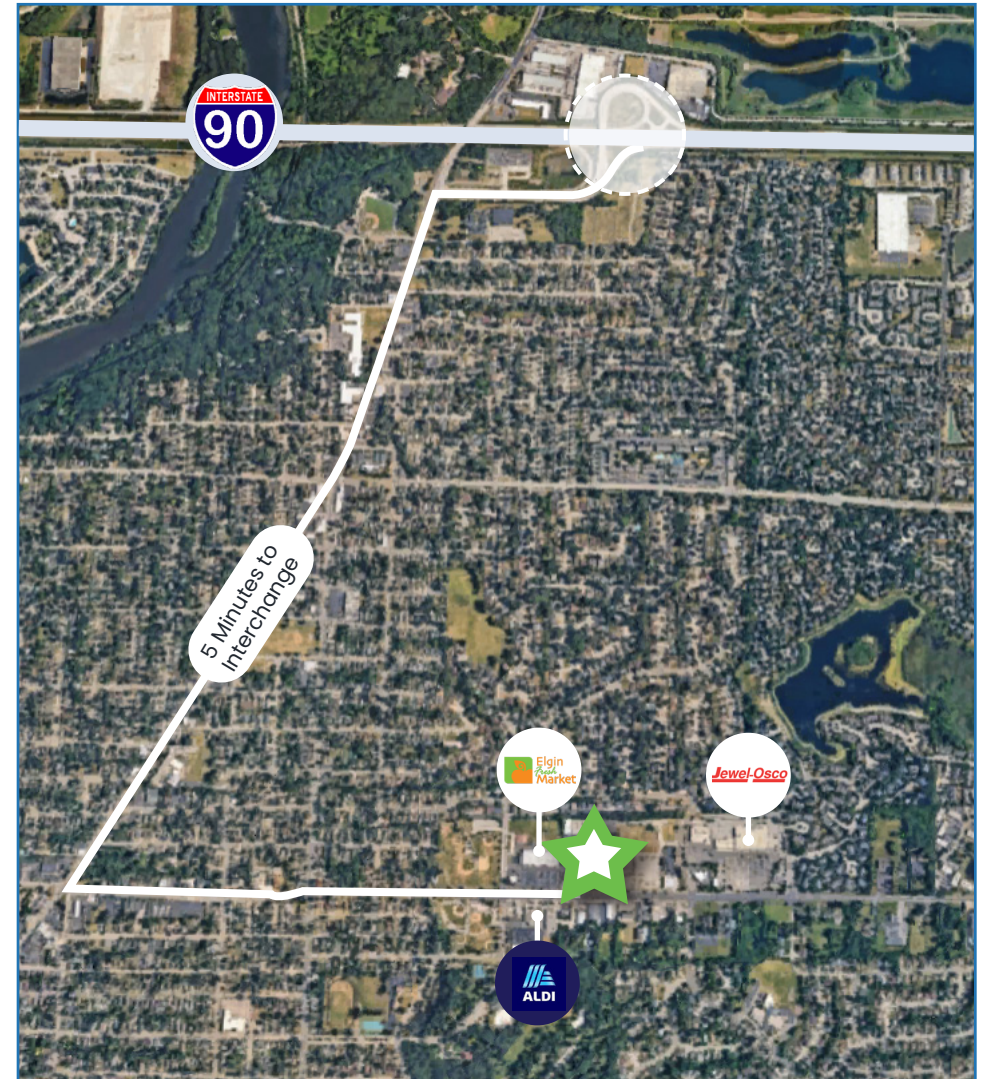


Specifications

Details

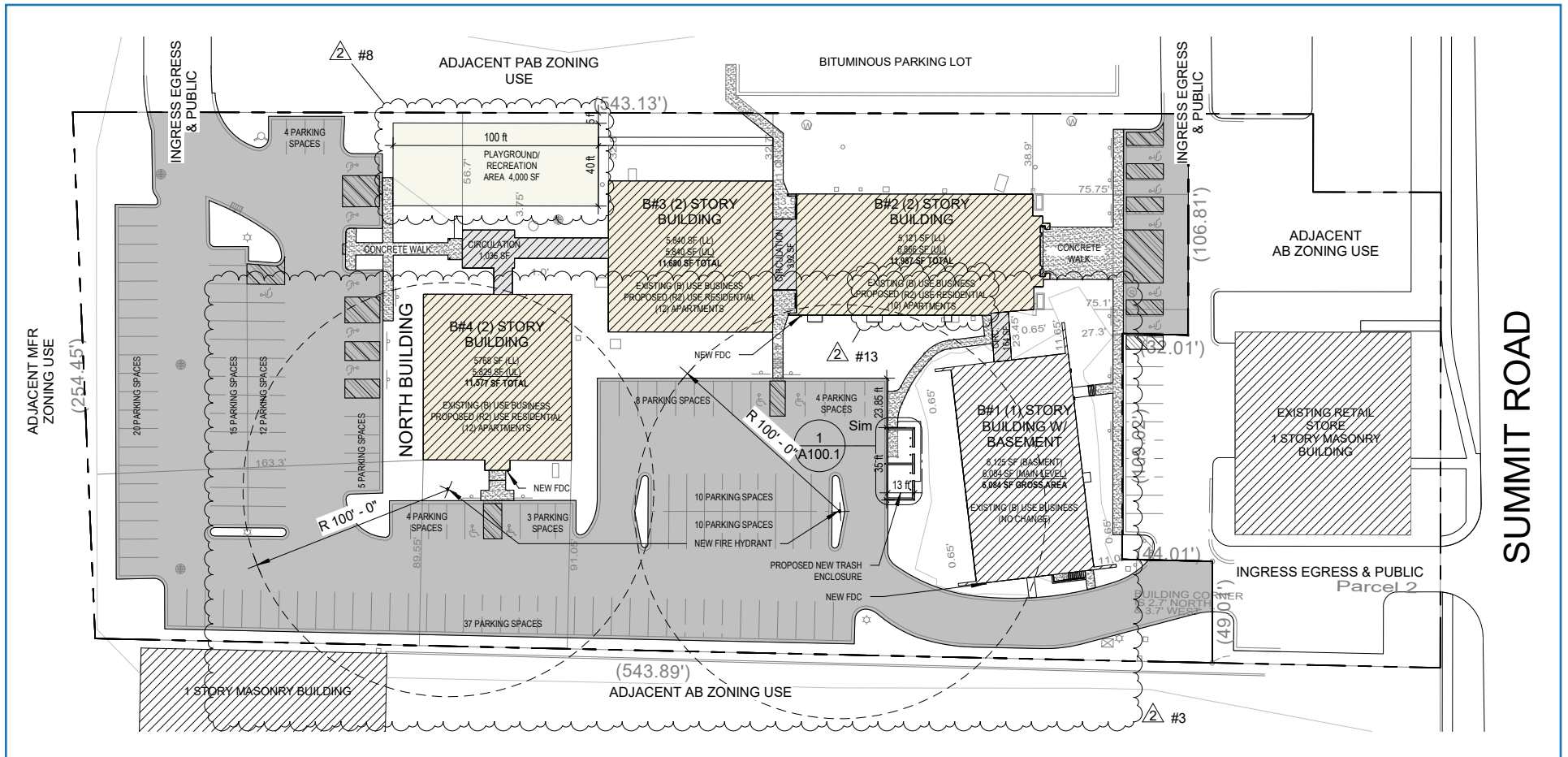
Total Building Area:	44,077 SF
Lot Area:	139,549 SF 3.20 Acres
Parking:	147 Total Spaces
Zoning:	PAB

- ✓ 35 high-quality apartment units
- ✓ Expansion potential
- ✓ Faster, more cost-efficient path to market compared to new construction
- ✓ Prime location near shopping, dining, schools, and employment hubs
- ✓ Strong rental demand and connectivity to major roadways and transit



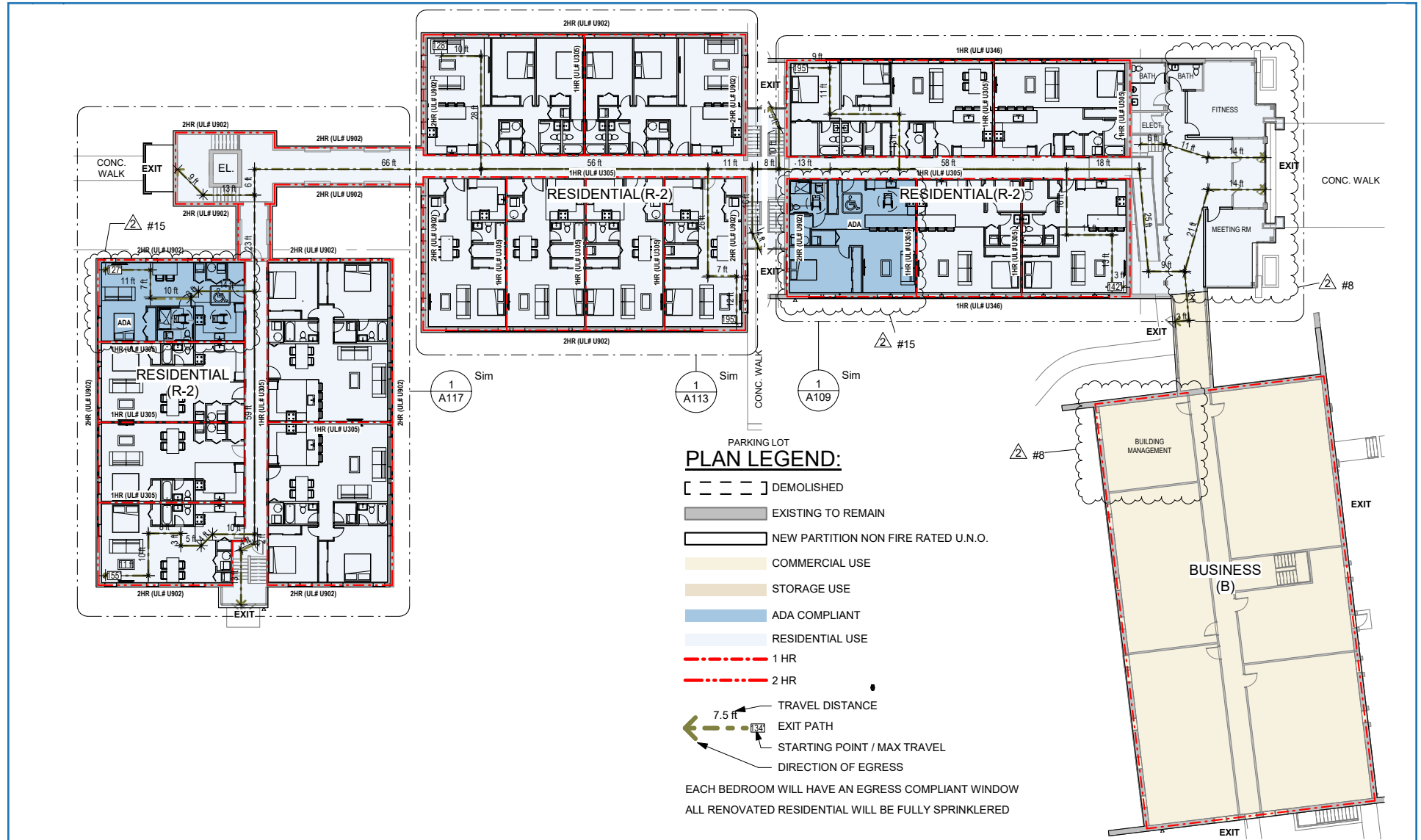
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Site Plan



Proposed Plan

UPPER LEVEL



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