



**ELGIN INDUSTRIAL/
OFFICE/FLEX
OPPORTUNITY;
VACANT FORMER
SHERMAN HEALTH
RESOURCE CENTER
WITH FLEXIBLE
ZONING**

1019 E. CHICAGO STREET
ELGIN, IL 60123

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Property Summary



OFFERING SUMMARY

Minimum Bid: \$2,500,000

Year Built: 1965

Building Size: Approx. 95,512 SF

Renovated: 2002

Lot Size: Approx. 10.04 Acres

Parking: Approx. 792 Cars;
Approx. 172 Spaces
Secured, Fenced Lot

Zoning: C1; Commercial
Industrial

PROPERTY OVERVIEW

Approximately 95,512 SF, single story building on approximately 10.04 acres. Current configuration includes: Medical office; large warehouse with drive in door previously used for medical records storage; kitchen; locker room & indoor running track.

Property Highlights:

- *Flexible Zoning
- *Former Sherman Health Resource Center and Call Center
- *Potential Outlots
- *Current Configuration: Office/Flex/Storage
- *Warehouse and Mezzanine Storage
- *Kitchen, Locker Rooms, Gym with Running Track

PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11:00 AM [CST] Monday, April 16, 2018 and ends Wednesday, April 18, 2018, 11 AM [CST]
- Minimum Bid: \$2,500,000 Plus 4% Buyer's Premium
- Cooperating Broker's Commission: 2 %
- Pre-Auction Bids Highly Encouraged!

Property Details

SALE PRICE

\$2,500,000

LOCATION INFORMATION

Building Name Elgin Industrial/Office/Flex
Opportunity; Vacant Former Sherman
Health Resource Center with Flexible
Zoning
Street Address 1019 E. Chicago Street
City, State, Zip Elgin, IL 60123
County/Township Kane

BUILDING INFORMATION

Building Size 95,512 SF
Price / SF \$26.17
Year Built 1965
Last Renovated 1999 & 2002
Building Class B
Load Factor Yes

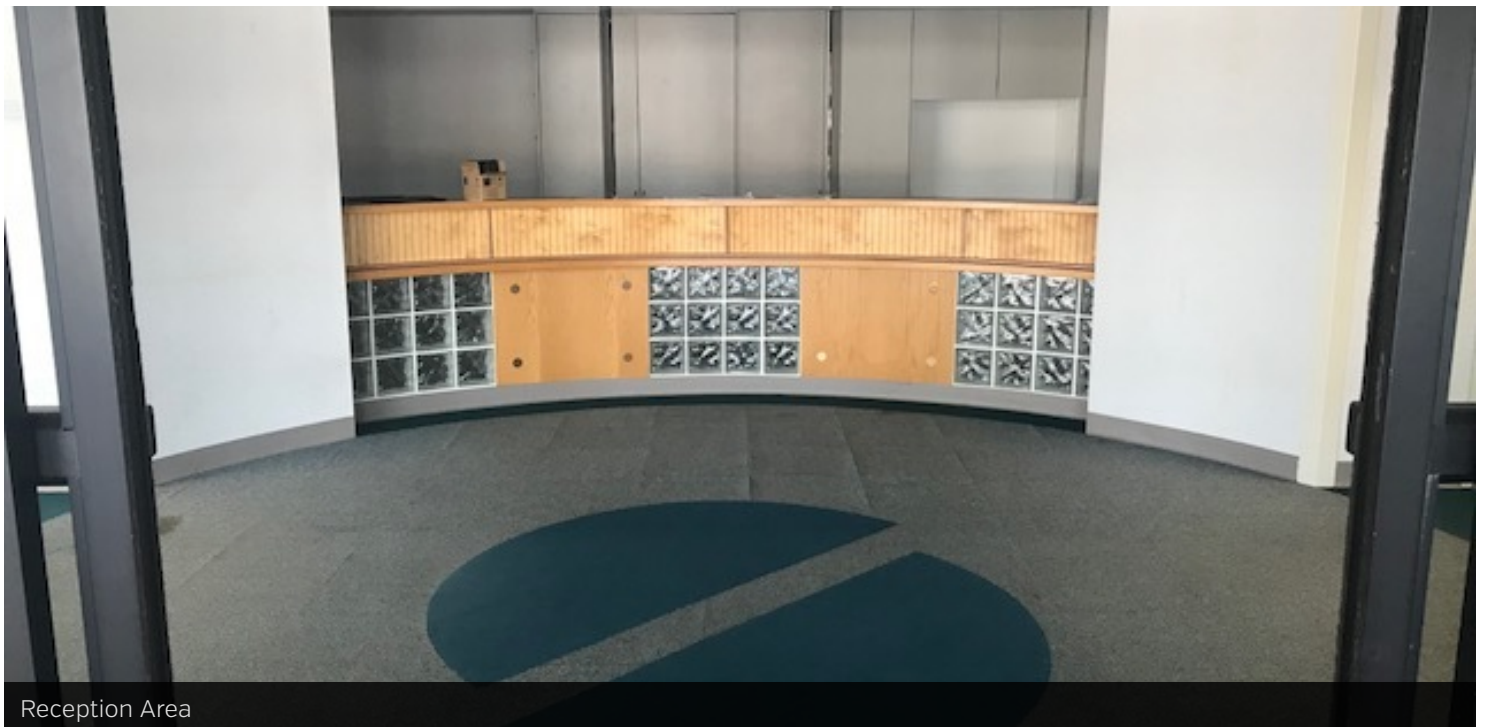
PROPERTY DETAILS

Property Type Industrial
Property Subtype Flex Space
Zoning C1; Commercial Industrial
Lot Size Approx. 10.04 Acres
APN# 06-18-401-025-0000;
06-18-401-020-0000;
06-18-401-019-0000;
06-18-401-016-0000

Reception Area



Main Entrance



Reception Area

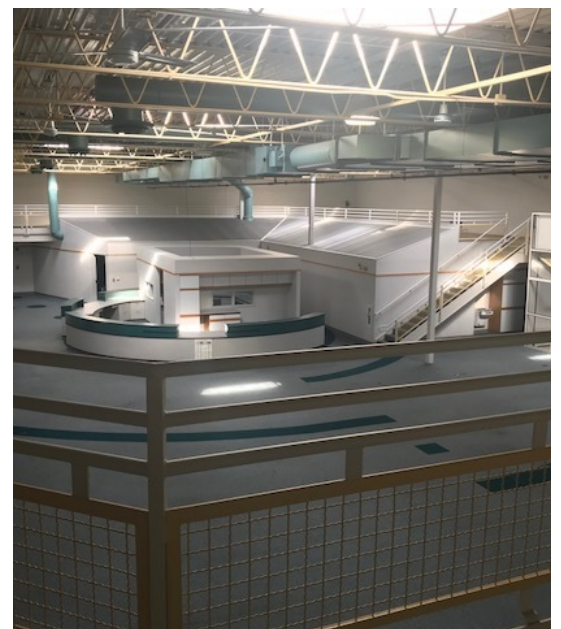
Medical Offices



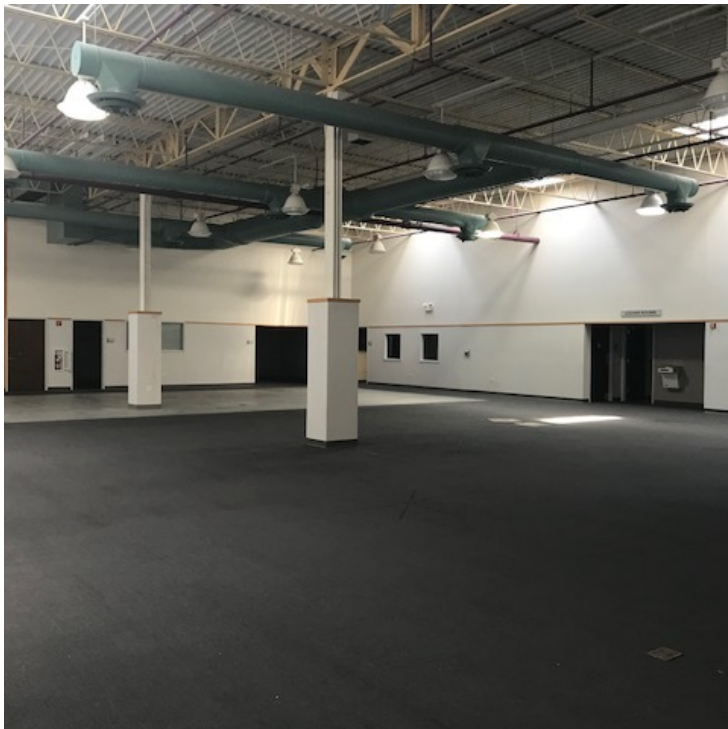
Additional Photos



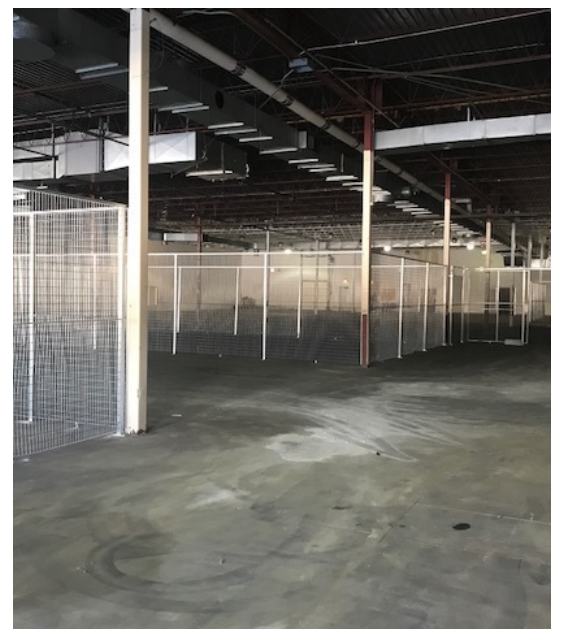
Additional Photos



Additional Photos



Warehouse



Mechanicals



Additional Photos

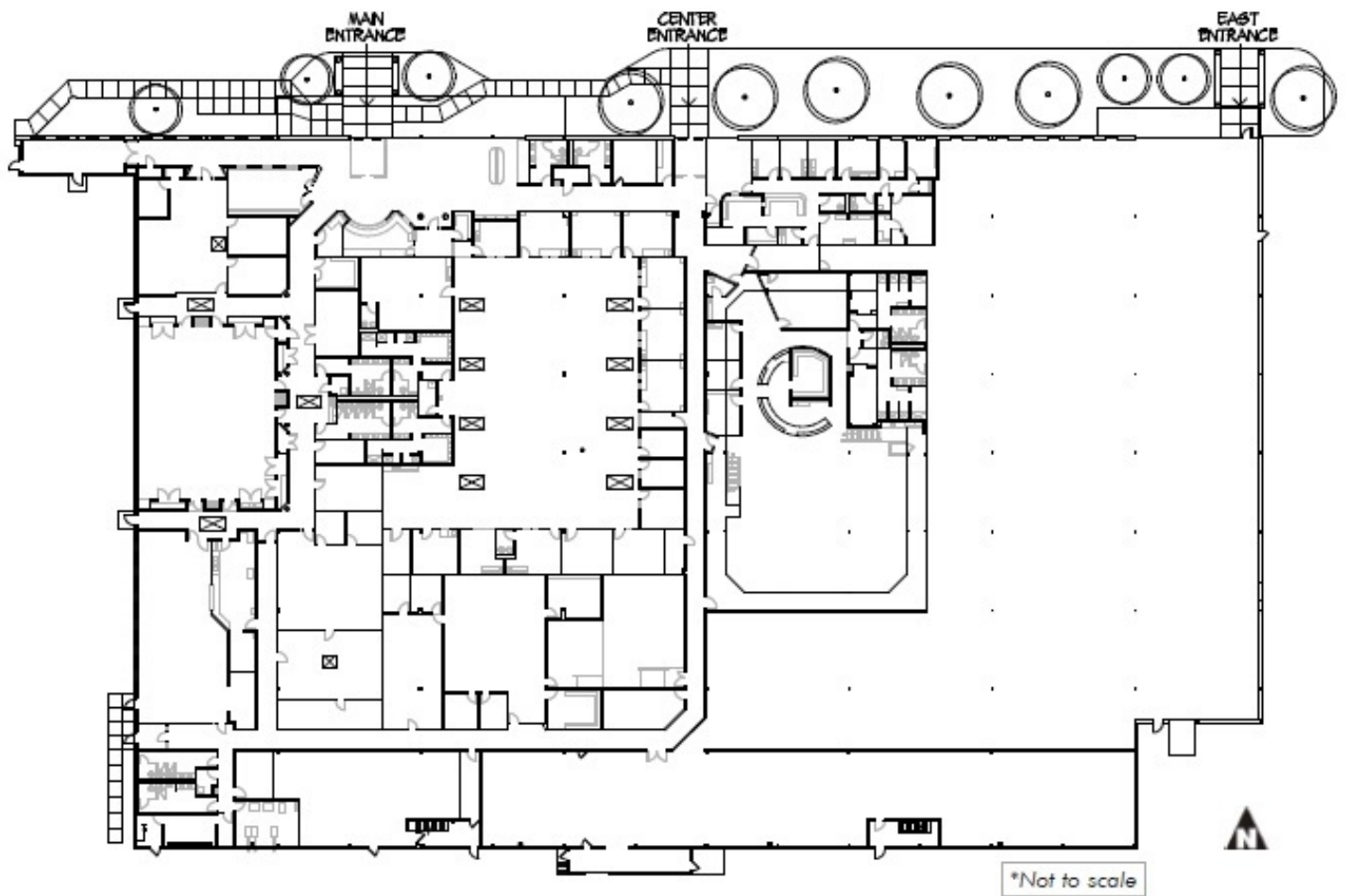


Dock Door

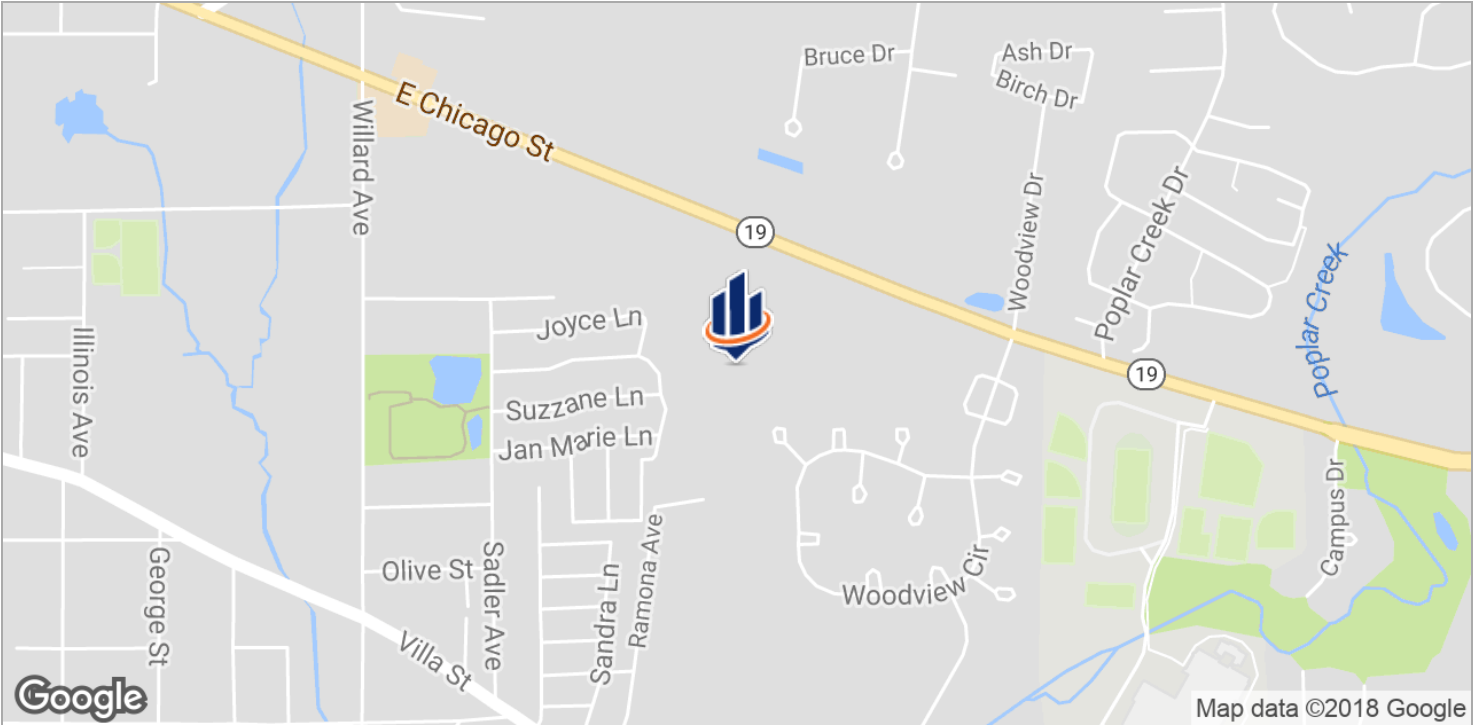


Exterior Side Lot

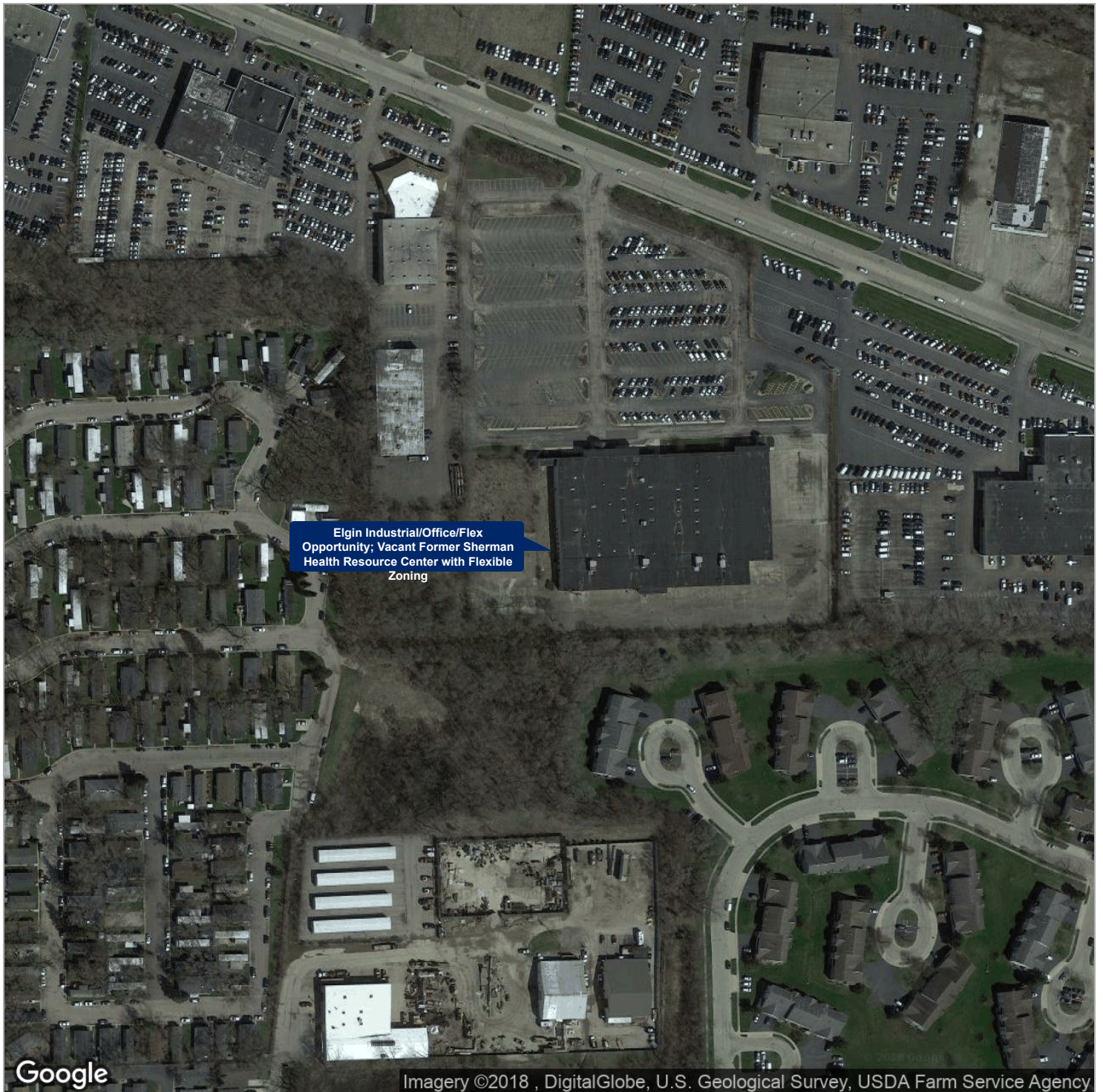
Floor Plans



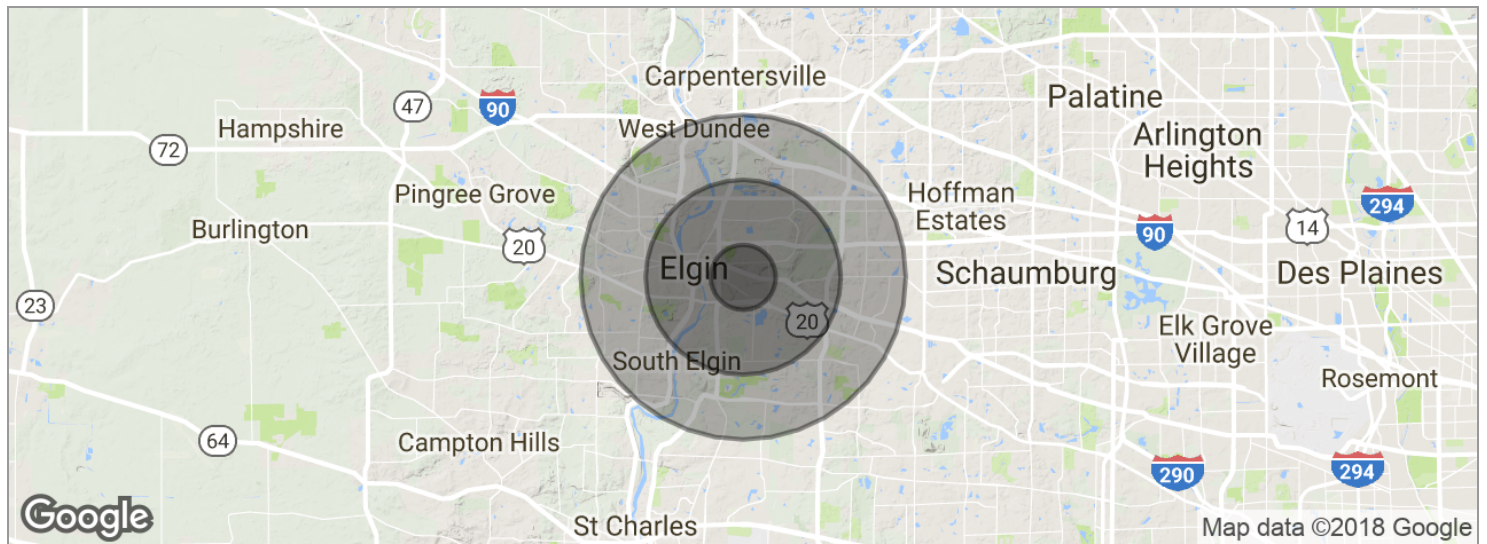
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,618	98,137	177,169
Median age	31.1	31.3	33.4
Median age (male)	30.2	31.1	32.7
Median age (Female)	32.0	32.1	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,797	32,267	60,641
# of persons per HH	3.3	3.0	2.9
Average HH income	\$68,869	\$70,452	\$77,491
Average house value	\$221,930	\$257,700	\$275,543

* Demographic data derived from 2010 US Census

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