



ST. CHARLES, IL - PROFESSIONAL OFFICE CONDO AVAILABLE FOR SALE OR LEASE

ADDRESS: 240 W. River Drive, St. Charles, IL 60574

SIZE: 2,136 sf – FIRST FLOOR! – With 2 entrances! Amenities include 6 Private Offices, Conference/Law Library Room, File Room, Reception Area, Open Office Area for cubicles, and Kitchenette.

SALE/LEASEPRICE: \$295,000.00 / \$3,800.00 per month gross

R.E. TAXES: \$8,042.88 (2012) - PIN: 09-28-426-133

COMMENTS: Office Condo is located on the 1st Floor of a 3-story Professional Office Building located off of Rt. 31, just north of Rt. 64 (North Avenue). Close to many restaurants and shopping. Exceptionally clean building – 100% Masonry Construction with extensive window-lines!



**Contact Steve Morken, Exclusive Agent
630-389-3001 - Direct or 630-567-7800 - Cell**

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Purchaser's/Tenant's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Purchaser/Tenant.