



Retail/Stores Status: **ACTV** MLS #: **07306700**
 Address: **2422 W Main St, St. Charles, 60175**
 Bedrooms: List Price: **\$5,750,000**
 Baths: Rent Price: **\$15**
 Total Rms: Area: **174**
 Master Bedroom Bath: HO Assessments:
 # Fireplaces: Frequency:
 PIN: **0929479001** Taxes: **\$105,585**
 Spec Asmt/Serv Area: Tax Year:
 Type Ownership: **General Partnership** Tax Exemptions:
 Agent Owned/Interest: **No** Year Built: **2004**
 Basement: Built Before 1978:
 Parking Type: # Cars:
 Subdivision:
 Type: Contract Date:
 Style: Sold Price:
 Approx SF: Rented Price:
 Exterior: **Block, Glass, Stucco, W**
 Age:

Elementary: District #:
 Middle: District #:
 High: District #:

Lot Dimensions: **0** Lot Size: Acres:
 Waterfront: Coordinates: North: **3** South: **0** East: **0** West: **37**

Directions: **ROUTE 64 " MAIN STREET " ONE BLOCK WEST OF RANDALL RD**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:									
Dining Room:									
Kitchen:									
Family Room:									
Master Bedroom:									
2nd Bedroom:									
3rd Bedroom:									
4th Bedroom:									
Air:									
Appliances:									
Assessments Include:									
Basement:									
Existing Bas./Fnd.:									
Bath Amenities:									
Dining Room:									
Features:									
Fireplace:									
Garage:									
Heat/Fuel:					Kitchen:				
Lot Description:					Other Rooms:				
Sewer:					Water:				

Remarks: **GREAT ONE STORY 30,135 SQ FOOT BUILDING IN HIGH TRAFFIC AREA ON MAIN STREET, ONE BLOCK WEST OF RANDALL ROAD. BUILDING HAS RETAIL AND OFFICE SPACES AVAILABLE. GREAT TENANTS AND SEVERAL LONG TERM LEASES INCLUDED. 27,168 NET LEASEABLE. WILL RENT UNITS AT \$15 SQ. FT. BRING IN OFFERS. BUILDING HAS EXPOSURE ALONG ROUTE 64, AS WELL AS FRONTAGE ROAD. ACROSS THE STREET FROM NEW POST OFFICE. WILL PROVIDE 1 YEAR MASTER LEASE**

Agent Remarks: **GREAT MONEY MAKER WITH MUCH MORE POTENTIAL. NEW COMMERCIAL/OFFICE DEVELOPMENTS ADJACENT TO PROPERTY, MORE TRAFFIC/TENANTS ANTICIPATED, HIGHLY DESIRABLE LOCATION.**

Holds Earnest Money: Listing Type: **Exclusive Right to Sell** Sp. Comp. Info.: **None**

Cooperative Compensation: **2%**

Showing Instructions:

Owner:

List Office: **Vestuto Real Estate Corp**

ID#: **149**

List Agent: **Marvin Vestuto**

ID#: **573**

List Agent E-mail: **vestuto@foxvalley.net**

Co-Lister:

Agents Additional Contact #:

List Date: **08/24/2009**

Contract Date:

Closed Date:

Original List Price: **\$5,750,000**

Off-Market Date:

Expiration Date:

Status Date: **08/30/2009**

Listing Market Time: **10**

Selling Office:

Selling Agent: