

UNDER CONTRACT



Unit G - Office Condo

2210 DEAN STREET, SAINT CHARLES, IL 60175

3,336+/- BUILDING FOR SALE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

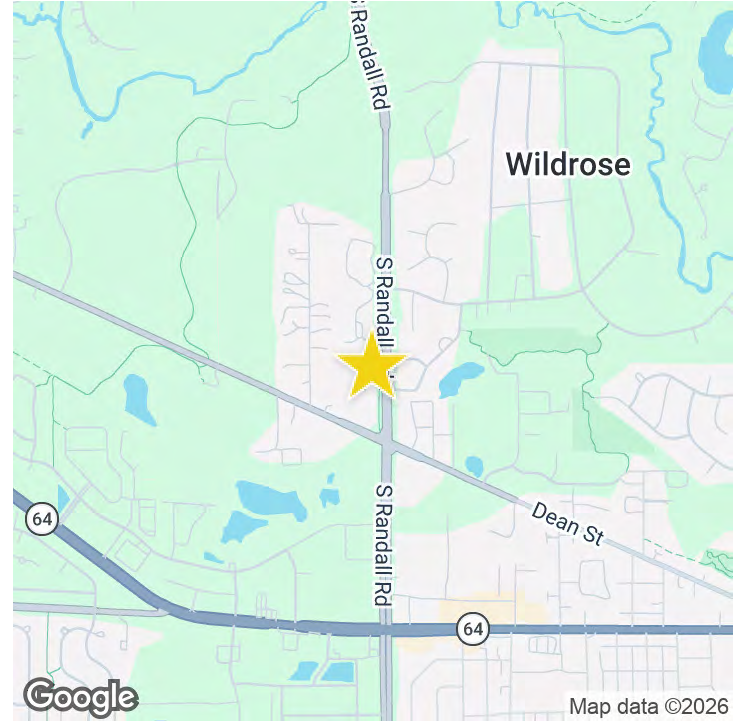
THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

OFFICE CONDO BUILDING FOR SALE



SALE PRICE

\$395,000

OFFERING SUMMARY

Building Size:	3,336+/- SF
Price / SF:	\$118.41
PIN:	09-29-227-048
Real Estate Taxes - 2024 Pay 2025:	\$9,210
Real Estate Taxes - \$/SF:	\$2.76
% Ownership:	8.02%
Share Of Condo Assoc. Dues:	\$10,874/yr
Share Of Condo Assoc. Dues - \$/SF:	\$3.26

PROPERTY OVERVIEW

Introducing 2210 Dean Street, Unit G, an impressive 3,336 SF office condo building in the desirable St. Charles area. Perfect for an owner/user or investor, this property features a spacious unit with significant potential for customization. Its strategic location offers access to a thriving business environment and ensures long-term value. With the flexibility to cater to a diverse range of professional ventures, this property represents a prime investment opportunity.

Adjacent Unit F2 is available for sale with Unit G as a package deal. Unit F2 is 1,351 SF and can easily be connected to Unit G via the existing staircase. Sale Price for F2 & G as a package deal: \$640,000

PROPERTY HIGHLIGHTS

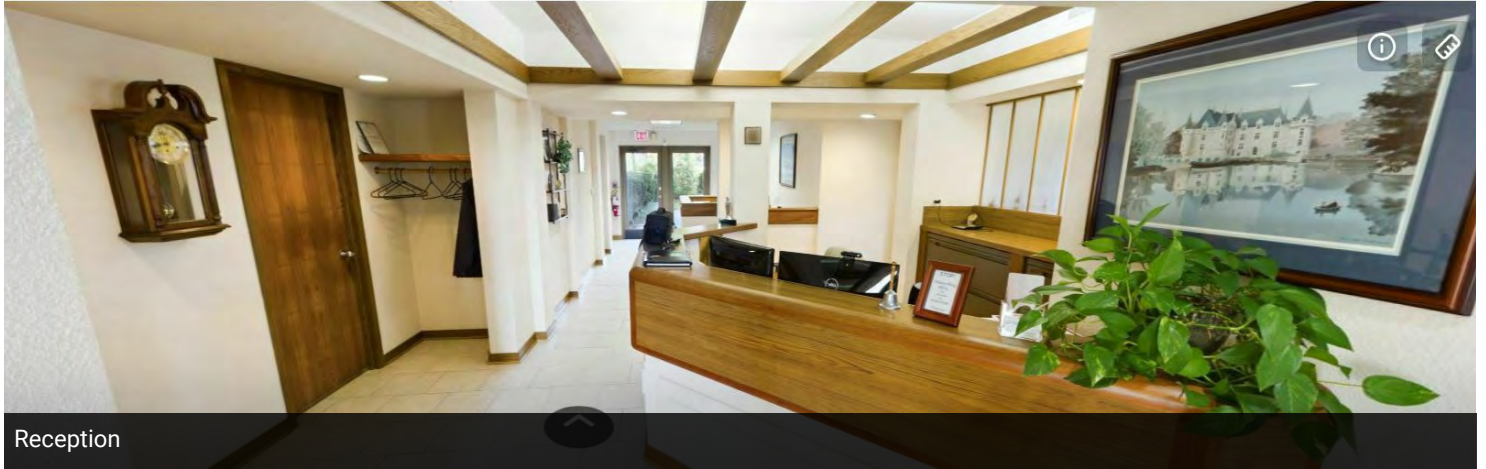
- 5 Private Offices
- Reception
- Conference Room
- Open Area / Support Staff Area
- 2 Restrooms
- Breakroom & Storage
- Can be combined with adjacent unit F2 in package deal



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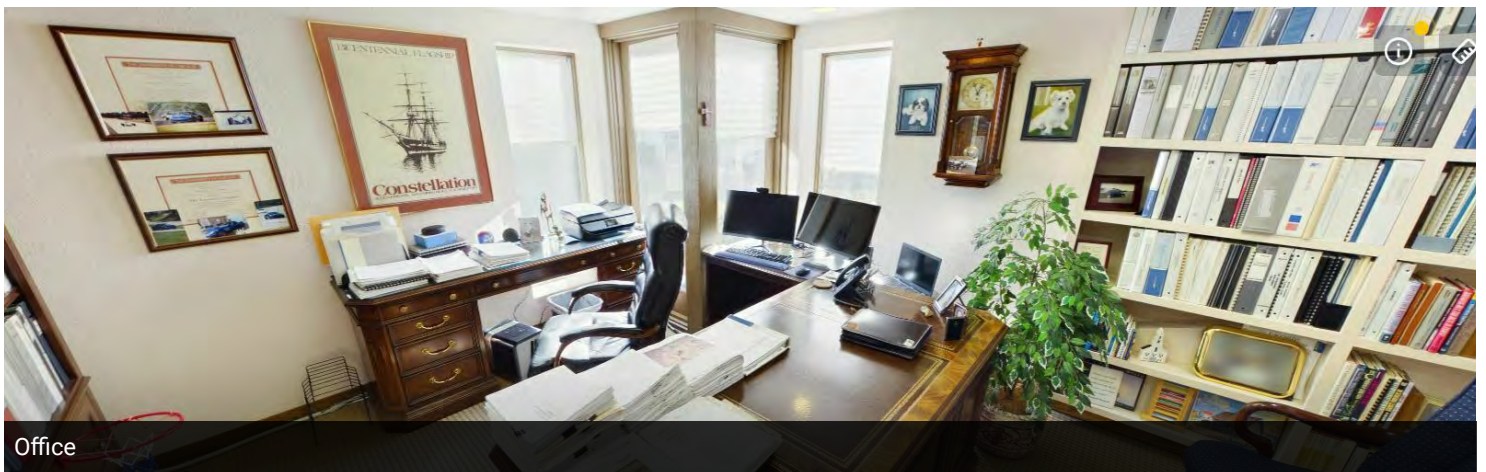
UNIT G PHOTOS



Reception

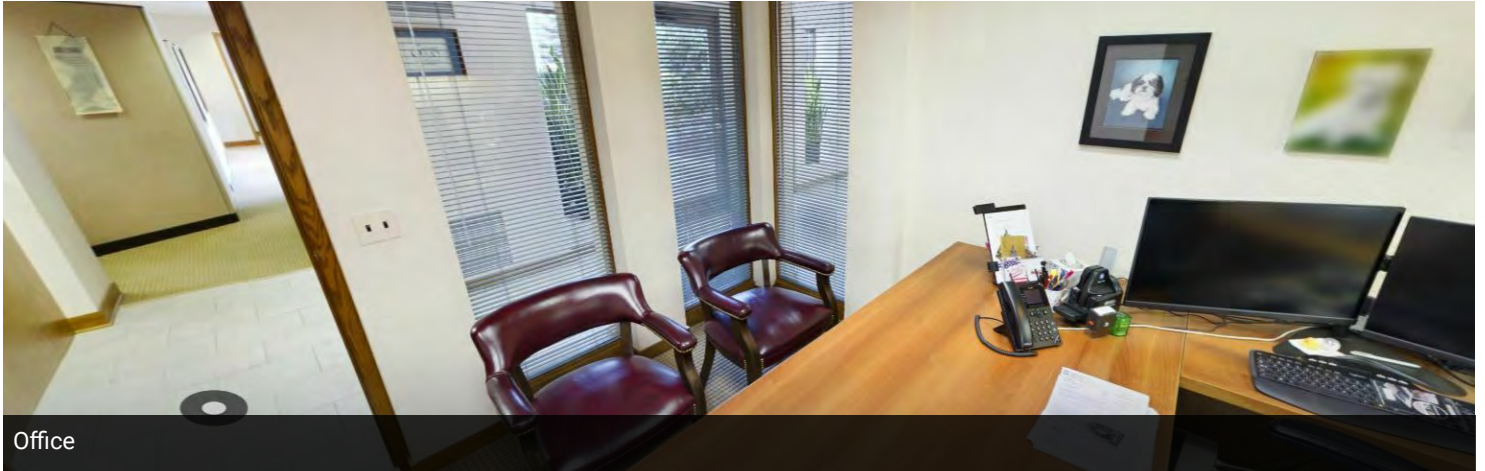


Office

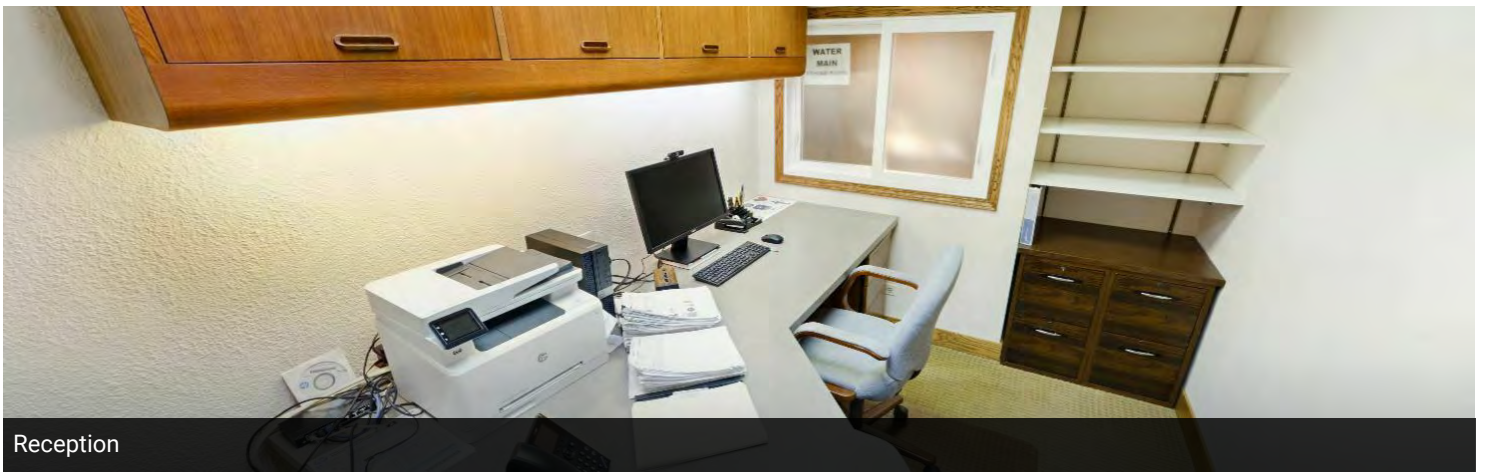


Office

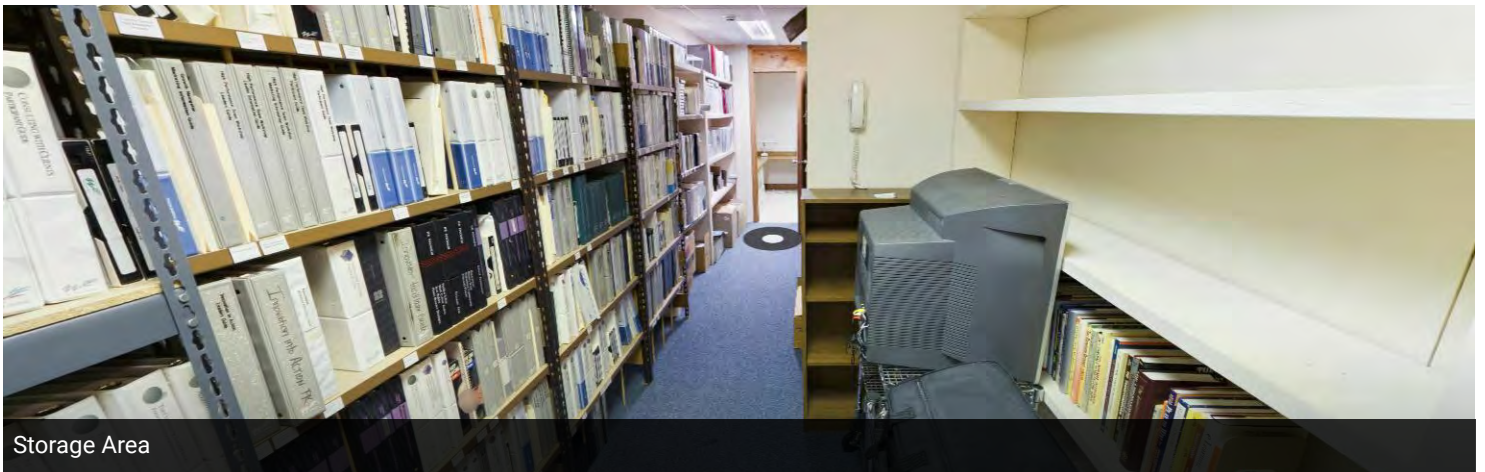
UNIT G PHOTOS



Office



Reception



Storage Area

UNIT G FOOTPRINT



2024 TAX BILL PAY 2025

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-048**



1st
2
0
2
4

****DUPLICATE****

HOLLEN CORPORATION
 % ROBERT PARKS
 2210 DEAN ST UNIT G
 ST CHARLES IL 60174

1ST INSTALLMENT 2024	4,604.98
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$4,604.98
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/02/25	Paid on 06/02/2025 \$0.00

Check for mailing address change / Remove stub and remit with payment

09292270481000000000000602259

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **09-29-227-048**



2nd
2
0
2
4

****DUPLICATE****

HOLLEN CORPORATION
 % ROBERT PARKS
 2210 DEAN ST UNIT G
 ST CHARLES IL 60174

2ND INSTALLMENT 2024	4,604.98
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$4,604.98
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/02/25	Paid on 09/02/2025 \$0.00

Check for mailing address change / Remove stub and remit with payment

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Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
0.254150	\$294.78	KANE COUNTY	0.237823	\$295.09
0.052912	\$58.76	KANE COUNTY PENSION	0.050019	\$62.06
0.128782	\$143.01	KANE FOREST PRESERVE	0.146712	\$182.03
0.000100	\$0.12	KANE FOREST PRESERVE PENSION	0.000096	\$0.12
0.043785	\$48.62	ST CHARLES TOWNSHIP	0.040297	\$50.00
0.004901	\$100.83	ST CHARLES TWP ROAD DIST	0.084287	\$104.58
0.015936	\$17.70	ST CHARLES CEMETERY	0.014666	\$18.20
0.403749	\$446.35	ST CHARLES CITY	0.384159	\$451.81
0.420739	\$467.21	ST CHARLES CITY PENSION	0.370088	\$456.18
5.062801	\$5,821.91	ST CHARLES SCH DIST 303	4.691775	\$5,821.14
0.163390	\$181.44	ST CHARLES SCH DIST 303 PENSION	0.154903	\$192.06
0.420660	\$467.13	ELGIN COLLEGE 900	0.386780	\$470.90
0.000030	\$0.03	ELGIN COLLEGE 509	0.000027	\$0.03
0.526296	\$651.41	ST CHARLES PARK DISTRICT	0.544629	\$675.80
0.046011	\$51.00	ST CHARLES PARK DISTRICT PENSION	0.048174	\$59.77
0.286689	\$318.35	ST CHARLES LIBRARY	0.266003	\$330.03
0.024076	\$26.74	ST CHARLES LIBRARY PENSION	0.022724	\$28.20
8.002415	\$8,887.46	TOTAL	7.422131	\$9,209.96

2024 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 710 S. Belavia Avenue, Bldg. A
 Geneva, IL 60134

Parcel Number 09-29-227-048			TIF BASE	N/A
Late Payment Schedule			FAIR CASH VALUE	372,250.00
			LAND VALUE	65,154.00
1st 2nd			+ BUILDING VALUE	58,917.00
			- HOME IMPROVEMENT / VET	0.00
Jun 3 Thru Jul 2 Jul 3 Thru Aug 2 Aug 3 Thru Sept 2 Sept 3 Thru Oct 2 Oct 3 Thru Oct 31			= ASSESSED VALUE	124,071.00
			x STATE MULTIPLIER	1.0000
Payment on or after Sept 15, 2025. Please see instructions on reverse side for LATE PAYMENTS.			= EQUALIZED VALUE	124,071.00
			- HOMESTEAD EXEMPTION	0.00
Mail To: HOLLEN CORPORATION % ROBERT PARKS 2210 DEAN ST UNIT G ST CHARLES IL 60174			- SENIOR EXEMPTION	0.00
			- OTHER EXEMPTIONS	0.00
Property Location: 2210 DEAN ST ST CHARLES, IL			+ FARM LAND	0.00
			+ FARM BUILDING	0.00
Township	Tax Code	Acres	= NET TAXABLE VAL	124,071.00
SC	S0005		x TAX RATE	7.423131
Tax Rate	Sold at Tax Sale	Forfeited Tax:	= CURRENT TAX	\$9,209.96
7.423131			- NON AD VALOREM TAX	\$0.00
First Installment Tax	Second Installment Tax		- BACK TAX / FORG AMOUNT	\$0.00
4,604.98	4,604.98		- ENTERPRISE ZONE	\$0.00
Adjustment	Adjustment		= TOTAL TAX DUE	\$9,209.96
Penalty	Penalty			
Other Fees	Other Fees			
Paid on 06/02/2025	Paid on 09/02/2025			



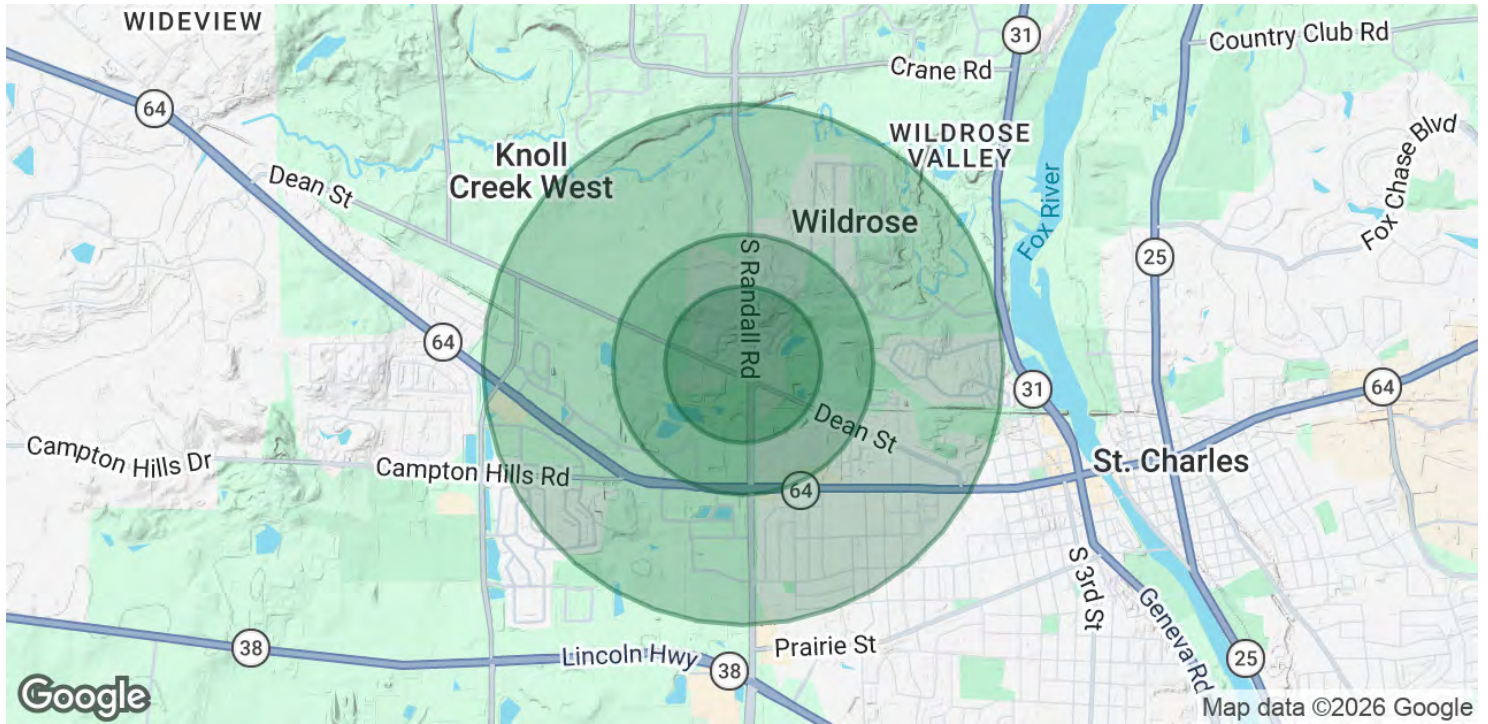
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RETAILER / LOCATION MAP



DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	493	1,839	6,747
Average Age	40.8	37.4	38.8
Average Age (Male)	37.1	34.5	35.1
Average Age (Female)	42.2	39.0	42.0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	176	638	2,507
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$150,660	\$139,382	\$135,592
Average House Value	\$421,345	\$395,907	\$390,698

2023 American Community Survey (ACS)

AGENCY DISCLOSURE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



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Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



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