



Salerno's On The Fox

320 N. 2ND STREET, SAINT CHARLES, IL 60174

RETAIL PROPERTY 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

RETAIL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	1.22 Acres
Year Built:	1975
Building Size:	6,258 SF
Zoning:	CBD-1 Central Business
Traffic Count:	12,000
River Frontage:	300 +/- feet
Parking:	67

PROPERTY OVERVIEW

Discover a prime opportunity in the heart of Saint Charles with this impressive Riverfront Property, a 6,258 SF building, ideally suited for Retail/Restaurant investors.

Built in 1975, the property provides a versatile canvas for a wide range of retail and dining concepts within the CBD-1 Central Business District zoning. With its spacious layout and outdoor patio overlooking the river, this property offers an ideal foundation for a thriving retail or dining establishment, well-positioned to capitalize on the dynamic commercial landscape of this sought-after area.

PROPERTY HIGHLIGHTS

- 6,258 SF building
- Built in 1975 / Renovations 2021-2022
- Zoned CBD-1 Central Business
- River Front location in Saint Charles
- Excellent visibility and accessibility
- New Roof - 2022 / New HVAC - 2021
- Max Occupancy: 230 (60 in Bar Area, 70 in Outdoor Patio)

SHOWINGS BY APPOINTMENT ONLY

OFFERING IS FOR REAL ESTATE ONLY



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RETAIL PROPERTY FOR SALE



Building Footprint

RETAIL PROPERTY FOR SALE

2025 Real Estate Tax Bill



KANE COUNTY TREASURER
Christopher J. Lauzen CPA, MBA
 719 S. Batavia Ave. Building A
 Geneva, IL 60134
 Phone: 630-232-3565
 Website: treasurer.kanecountyil.gov

159K74 **PARCEL NUMBER: 09-27-354-006**

TAX BILL INFORMATION			WHO IS TAXING ME?				HOW ARE MY TAXES DETERMINED?																																																																																																																																																													
Mail to: NORTH STAR TRUST COMPANY TR # C 205181 CHICAGO TITLE LAND TRUST COMPANY 35 W WACKER DR FL 11 CHICAGO, IL 60601-1637			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Taxing District</th> <th>Phone Number</th> <th>2025 Rate</th> <th>Tax Change From Year 2024</th> <th>Tax This Year 2025</th> </tr> </thead> <tbody> <tr><td>KANE COUNTY</td><td>(630)232-5931</td><td>0.229856</td><td>\$25.74</td><td>\$1,216.24</td></tr> <tr><td>KANE COUNTY</td><td>PENSION</td><td>0.049510</td><td>\$-3.15</td><td>\$747.66</td></tr> <tr><td>KANE FOREST PRESERVE</td><td>(630)444-1090</td><td>0.154448</td><td>\$-3.08</td><td>\$731.67</td></tr> <tr><td>KANE FOREST PRESERVE</td><td>PENSION</td><td>0.001714</td><td>\$6.84</td><td>\$8.32</td></tr> <tr><td>ST CHARLES TOWNSHIP</td><td>(630)584-9342</td><td>0.037430</td><td>\$1.58</td><td>\$209.84</td></tr> <tr><td>ST CHARLES TWP ROAD DIST</td><td>(630)584-3496</td><td>0.079732</td><td>\$11.26</td><td>\$439.00</td></tr> <tr><td>ST CHARLES CEMETERY</td><td>(630)584-9342</td><td>0.013686</td><td>\$0.04</td><td>\$74.48</td></tr> <tr><td>ST CHARLES CITY</td><td>(630)377-4444</td><td>0.346856</td><td>\$55.16</td><td>\$1,882.15</td></tr> <tr><td>ST CHARLES CITY</td><td>PENSION</td><td>0.349471</td><td>\$40.65</td><td>\$1,896.37</td></tr> <tr><td>ST CHARLES SCH DIST 303</td><td>(331)228-2000</td><td>4.500375</td><td>\$695.18</td><td>\$24,490.05</td></tr> <tr><td>ST CHARLES SCH DIST 303</td><td>PENSION</td><td>0.068047</td><td>\$-307.03</td><td>\$488.28</td></tr> <tr><td>ELGIN COLLEGE 509</td><td>(847)697-1000</td><td>0.361674</td><td>\$26.77</td><td>\$1,948.23</td></tr> <tr><td>ELGIN COLLEGE 509</td><td>PENSION</td><td>0.000025</td><td>\$-0.01</td><td>\$0.15</td></tr> <tr><td>ST CHARLES PARK DISTRICT</td><td>(630)513-6200</td><td>0.517302</td><td>\$83.03</td><td>\$2,815.15</td></tr> <tr><td>ST CHARLES PARK DISTRICT</td><td>PENSION</td><td>0.043662</td><td>\$-2.31</td><td>\$230.24</td></tr> <tr><td>ST CHARLES LIBRARY</td><td>(630)584-0076</td><td>0.251554</td><td>\$35.15</td><td>\$1,360.05</td></tr> <tr><td>ST CHARLES LIBRARY</td><td>PENSION</td><td>0.021796</td><td>\$4.93</td><td>\$118.58</td></tr> <tr><td>ST CHARLES SSA 1A</td><td>(630)377-4400</td><td>0.351275</td><td>\$116.58</td><td>\$1,911.63</td></tr> <tr><td>ST CHARLES SSA 1B</td><td>(630)377-4400</td><td>0.705902</td><td>\$231.81</td><td>\$4,331.45</td></tr> <tr> <td colspan="2">Totals</td> <td>8.160635</td> <td>\$1,293.80</td> <td>\$44,410.02</td> <td></td> </tr> </tbody> </table>				Taxing District	Phone Number	2025 Rate	Tax Change From Year 2024	Tax This Year 2025	KANE COUNTY	(630)232-5931	0.229856	\$25.74	\$1,216.24	KANE COUNTY	PENSION	0.049510	\$-3.15	\$747.66	KANE FOREST PRESERVE	(630)444-1090	0.154448	\$-3.08	\$731.67	KANE FOREST PRESERVE	PENSION	0.001714	\$6.84	\$8.32	ST CHARLES TOWNSHIP	(630)584-9342	0.037430	\$1.58	\$209.84	ST CHARLES TWP ROAD DIST	(630)584-3496	0.079732	\$11.26	\$439.00	ST CHARLES CEMETERY	(630)584-9342	0.013686	\$0.04	\$74.48	ST CHARLES CITY	(630)377-4444	0.346856	\$55.16	\$1,882.15	ST CHARLES CITY	PENSION	0.349471	\$40.65	\$1,896.37	ST CHARLES SCH DIST 303	(331)228-2000	4.500375	\$695.18	\$24,490.05	ST CHARLES SCH DIST 303	PENSION	0.068047	\$-307.03	\$488.28	ELGIN COLLEGE 509	(847)697-1000	0.361674	\$26.77	\$1,948.23	ELGIN COLLEGE 509	PENSION	0.000025	\$-0.01	\$0.15	ST CHARLES PARK DISTRICT	(630)513-6200	0.517302	\$83.03	\$2,815.15	ST CHARLES PARK DISTRICT	PENSION	0.043662	\$-2.31	\$230.24	ST CHARLES LIBRARY	(630)584-0076	0.251554	\$35.15	\$1,360.05	ST CHARLES LIBRARY	PENSION	0.021796	\$4.93	\$118.58	ST CHARLES SSA 1A	(630)377-4400	0.351275	\$116.58	\$1,911.63	ST CHARLES SSA 1B	(630)377-4400	0.705902	\$231.81	\$4,331.45	Totals		8.160635	\$1,293.80	\$44,410.02		<table border="1" style="width: 100%; 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Christopher J. Lauzen CPA, MBA - Kane County Treasurer

PARCEL NUMBER: 09-27-354-006



DUPLICATE

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2
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 NORTH STAR TRUST COMPANY TR # C 205181
 CHICAGO TITLE LAND TRUST COMPANY
 35 W WACKER DR FL 11
 CHICAGO, IL 60601-1637

 Make Checks Payable to: KANE COUNTY TREASURER
 Or pay on-line at: treasurer.kanecountyil.gov

INCLUDE THIS COUPON WITH YOUR PAYMENT

2025 REAL ESTATE TAX BILL

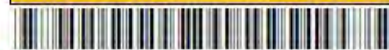
PAY THIS AMOUNT ON OR BEFORE 09/01/2026	\$22,205.01
AMOUNT DUE BETWEEN	
Sep 2 Thru Sep 15	\$22,538.00
Sep 16 Thru Oct 1	\$22,548.00
Oct 2 Thru Oct 23	\$22,881.16
AMOUNT PAID	\$0.00
BALANCE DUE	\$22,205.01

 Kane County Treasurer
 P.O. Box 4025
 Geneva, IL 60134

0927354006200022205010901264

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PAY THIS AMOUNT ON OR BEFORE 06/01/2026	\$22,205.01
AMOUNT DUE BETWEEN	
Jun 2 Thru Jul 1	\$0.00
Jul 2 Thru Aug 1	\$0.00
Aug 2 Thru Sep 1	\$0.00
Sep 2 Thru Oct 1	\$0.00
Oct 2 Thru Oct 23	\$0.00
AMOUNT PAID	\$22,205.01
BALANCE DUE	\$0.00

 Kane County Treasurer
 P.O. Box 4025
 Geneva, IL 60134

09273540061000000000000601264

☐ CHECK HERE IF CHANGING ADDRESS ON THE BACK

Tax Bill 2025 Pay 2026

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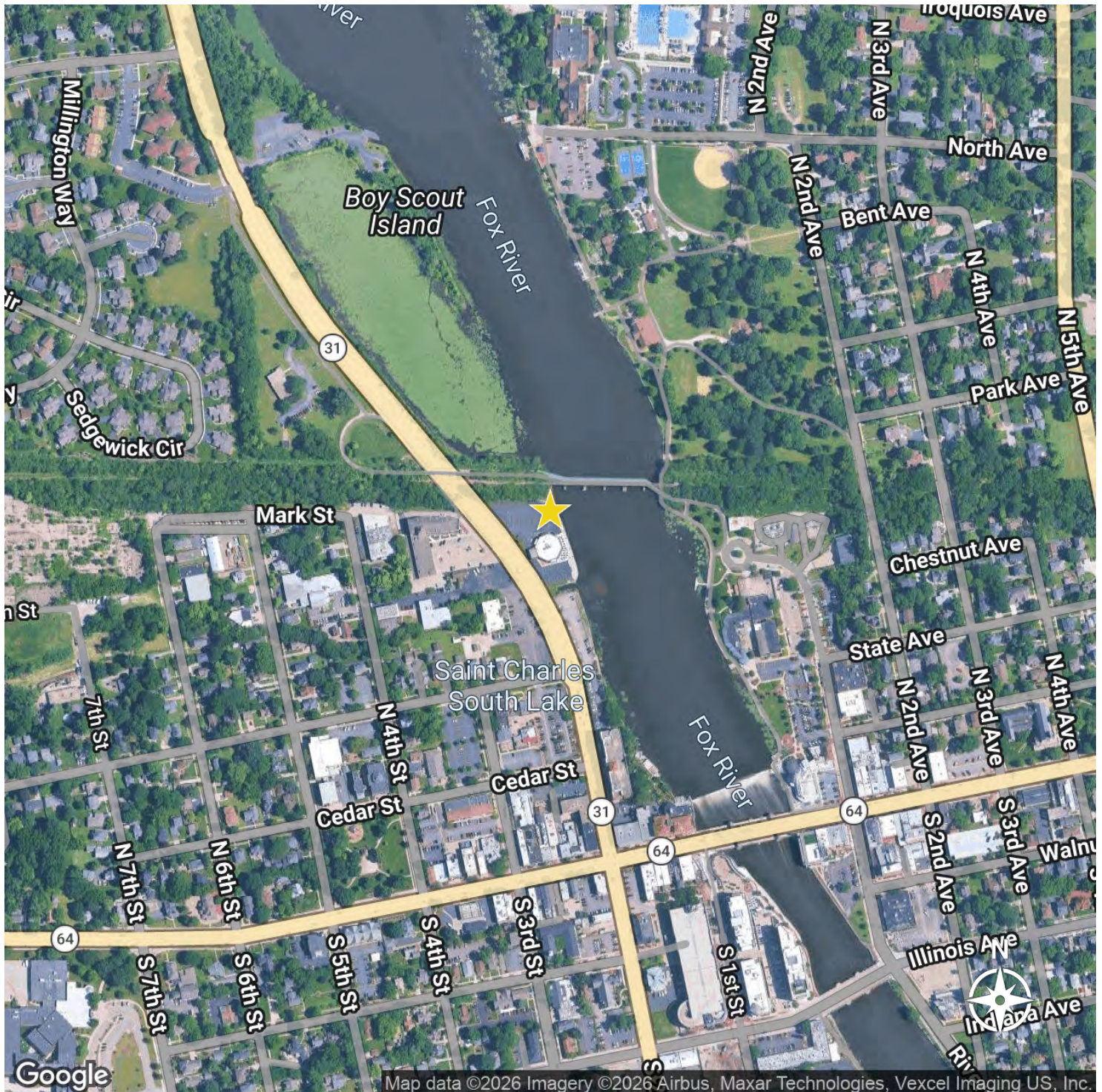
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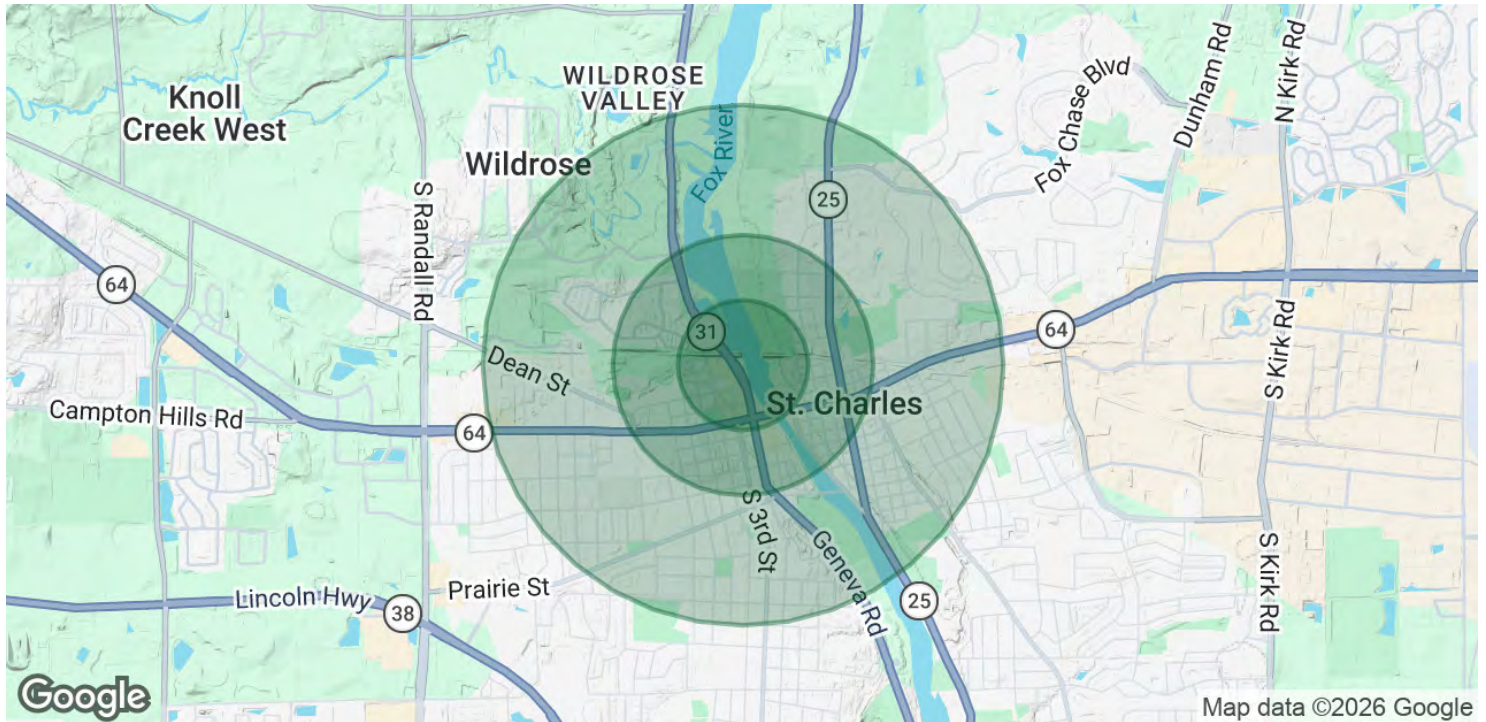
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	481	1,872	7,684
Average Age	47.8	46.8	45.1
Average Age (Male)	48.0	44.1	41.8
Average Age (Female)	47.5	50.8	48.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	945	3,440
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$96,621	\$115,218	\$130,289
Average House Value	\$419,253	\$425,251	\$414,008

2023 American Community Survey (ACS)



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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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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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