



## Medical Office - Unit N1

2210 DEAN STREET, SAINT CHARLES, IL 60175

SALE BROCHURE

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

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

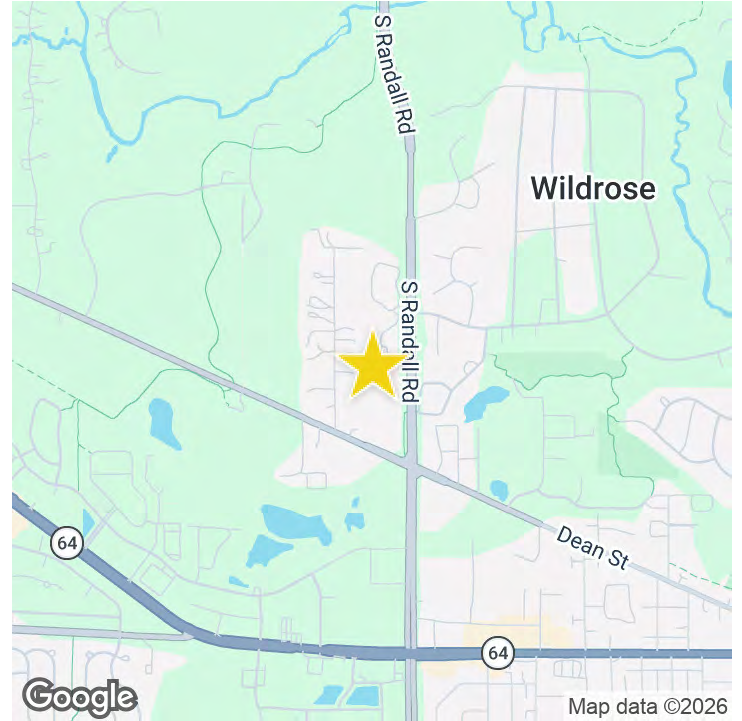
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**THIJS DENNISON**

Broker  
630.251.2144  
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MEDICAL OFFICE SPACE FOR SALE



**SALE PRICE** **\$135,000**

**OFFERING SUMMARY**

Size:	1,100+/- SF
Price / SF:	\$122.73
Year Built:	1985
PIN:	09-29-227-075
% Ownership:	2.59%

**PROPERTY OVERVIEW**

This well-maintained 1,100 SF condo is an ideal setting for an office or medical facility. Boasting a desirable location in the Randallwood Professional Center in Saint Charles, this property offers excellent visibility and accessibility. With its spacious layout and strategic positioning not far from Northwestern Medicine Delnor Hospital, it provides an ideal canvas for discerning investors seeking a promising venture in a thriving market. Don't miss this chance to capitalize on a property with outstanding potential for success.

**PROPERTY HIGHLIGHTS**

- Turnkey Medical Office
- Features Reception Area, 3 Treatment Rooms, Office, & 2 Restrooms
- Ample Parking
- Convenient Randall Road Location



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MEDICAL OFFICE SPACE FOR SALE



Office



Treatment Room



Treatment Room



Treatment Room

MEDICAL OFFICE SPACE FOR SALE



Floor Plan



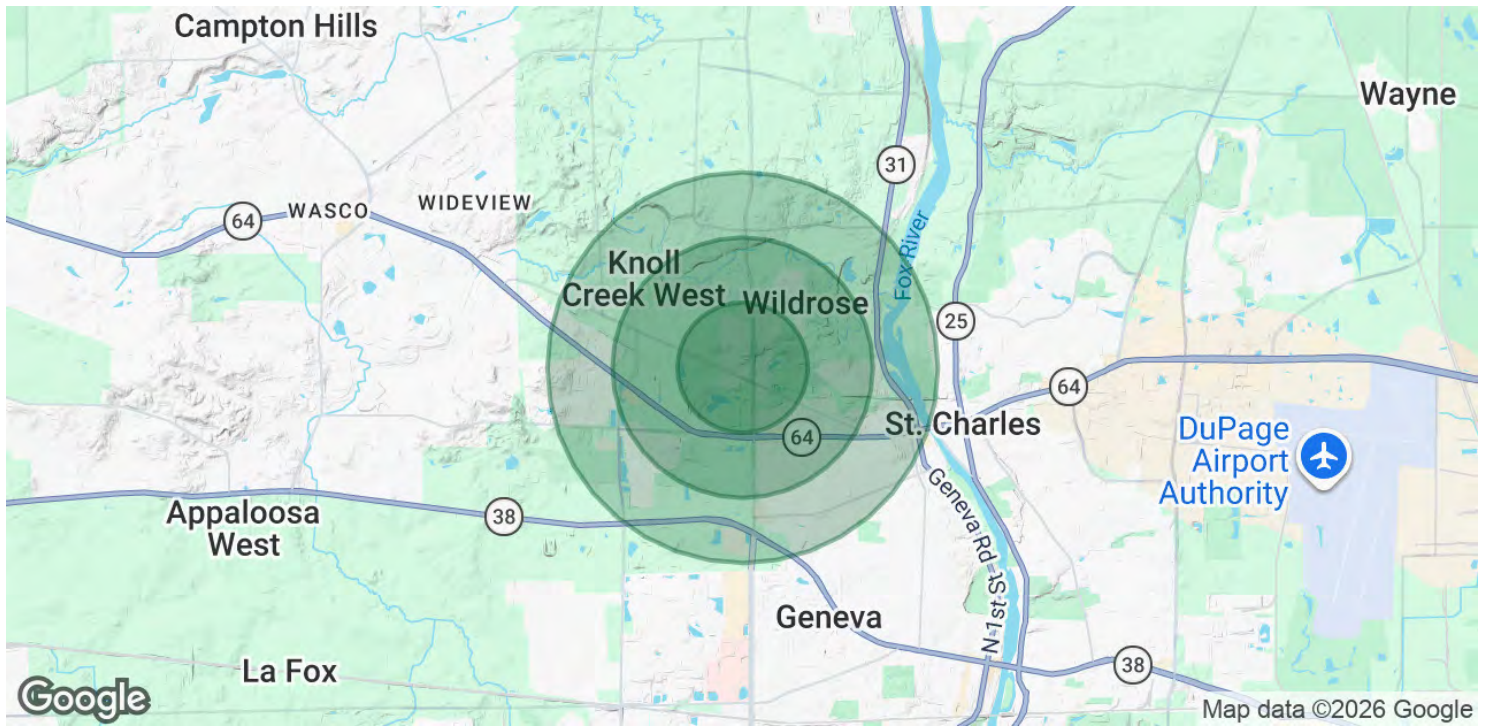
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LOCATION / RETAILER MAP



## DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,635	6,537	13,044
Average Age	38.2	38.8	40.4
Average Age (Male)	35.2	35.3	37.6
Average Age (Female)	39.6	41.7	43.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	570	2,399	5,045
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$141,602	\$137,719	\$136,534
Average House Value	\$401,983	\$394,717	\$406,528

\* Demographic data derived from 2020 ACS - US Census

## AGENCY DISCLOSURE



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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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## EXCLUSIVE BROKER

**JACE MURRAY**

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

**PROFESSIONAL BACKGROUND**

With over 20 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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