



For Sale

5,523 SF Fully Leased Building

1 S. Liberty Street Elgin, IL

BUILDING SIZE:	5,523 SF
LAND:	0.25 ACRES
PARKING:	14 SPACES
LOADING:	1 DRIVE-IN DOOR
PROPERTY TYPE:	FLEX/RETAIL
ZONING:	RB (RESIDENTIAL BUSINESS)
TAXES:	\$8,161 (2025)
NOI:	\$64,630

SALE PRICE: \$699,000 (9.25% CAP)

- Well-Maintained Fully Leased Investment Opportunity
- Diversified Tenant Base - 4 Tenants
- Fully Stabilized Multi-Tenant Building
- Recent Improvements

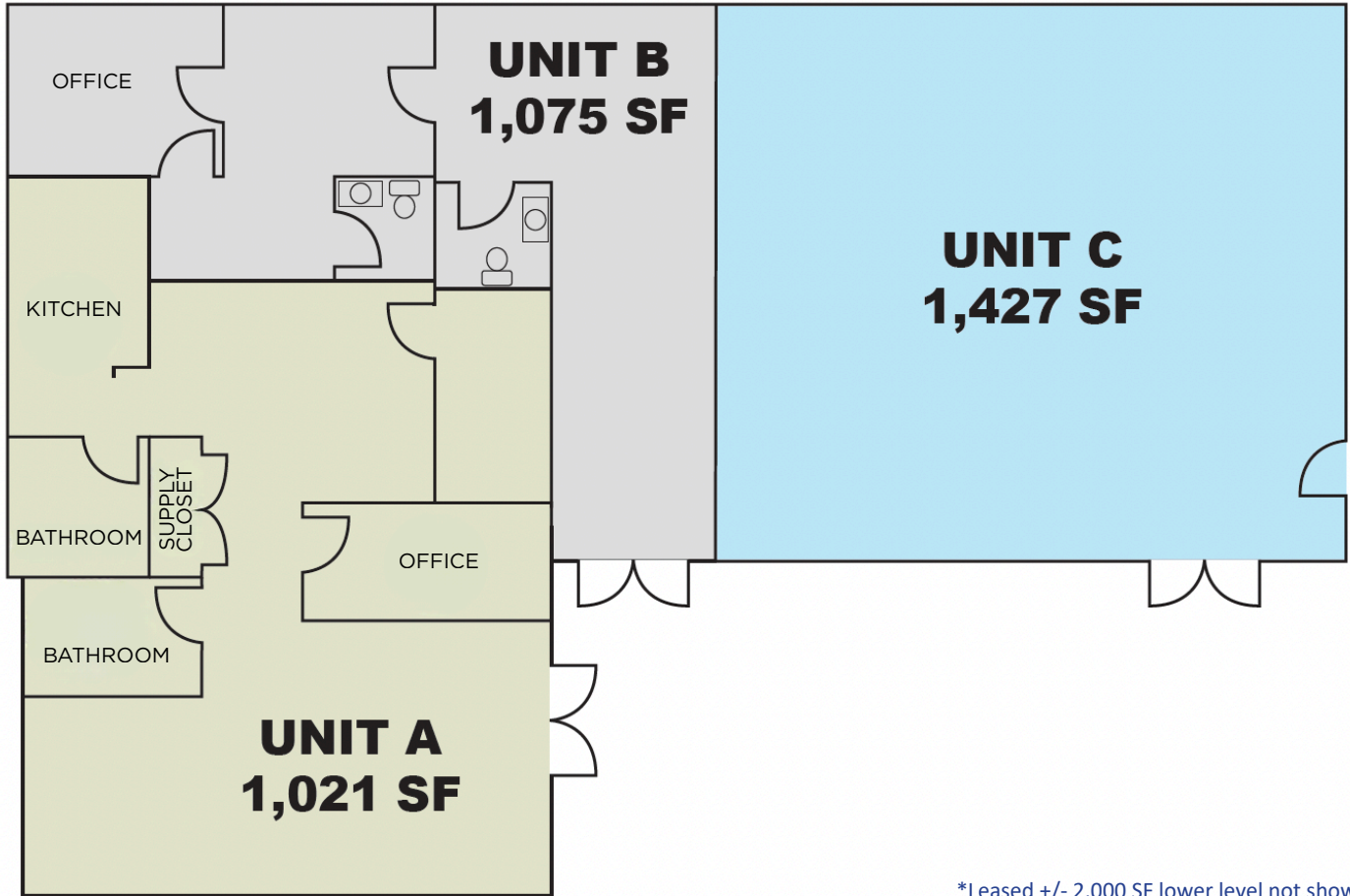
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Floor Plan

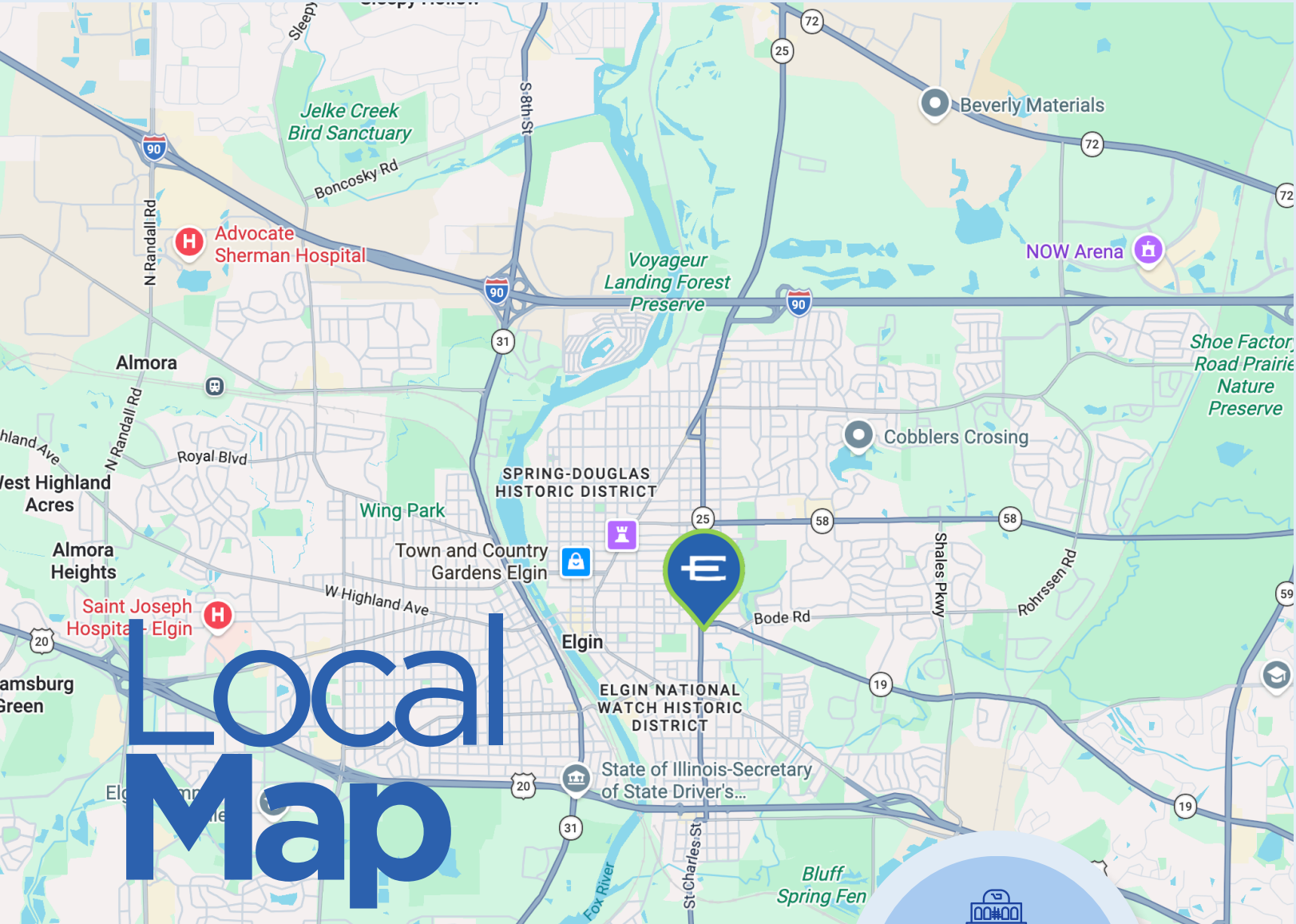


*Leased +/- 2,000 SF lower level not shown



Property Photos





Local Map

1 S. Liberty Street
Elgin, IL



Strong Exposure on Corner of IL Rt. 19 & IL Rt. 25



Less than 1 Mile from Downtown Elgin



24,850 VPD Exposure

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