



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

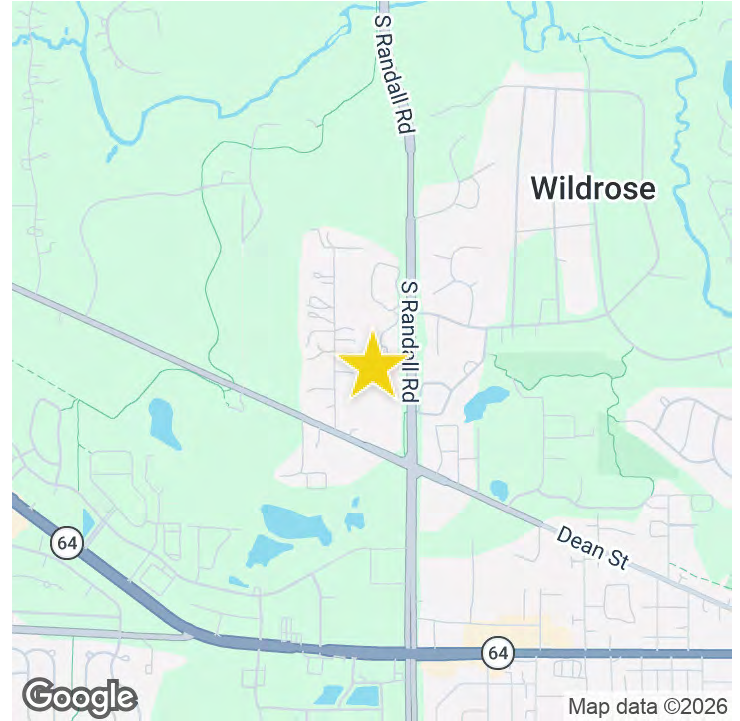
JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

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
R.E. Taxes - '25 Pay '26:	Total: \$3,528.26
R.E. Taxes - '25 Pay '26:	Per SF: \$3.21
% Of Condo Ownership:	2.59%
'24 Share Of Condo Dues:	Total: \$3,512.00
'24 Share Of Condo Dues:	Per SF: \$3.19

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

MEDICAL OFFICE SPACE FOR SALE



Office



Treatment Room



Treatment Room



Treatment Room

MEDICAL OFFICE SPACE FOR SALE



Floor Plan



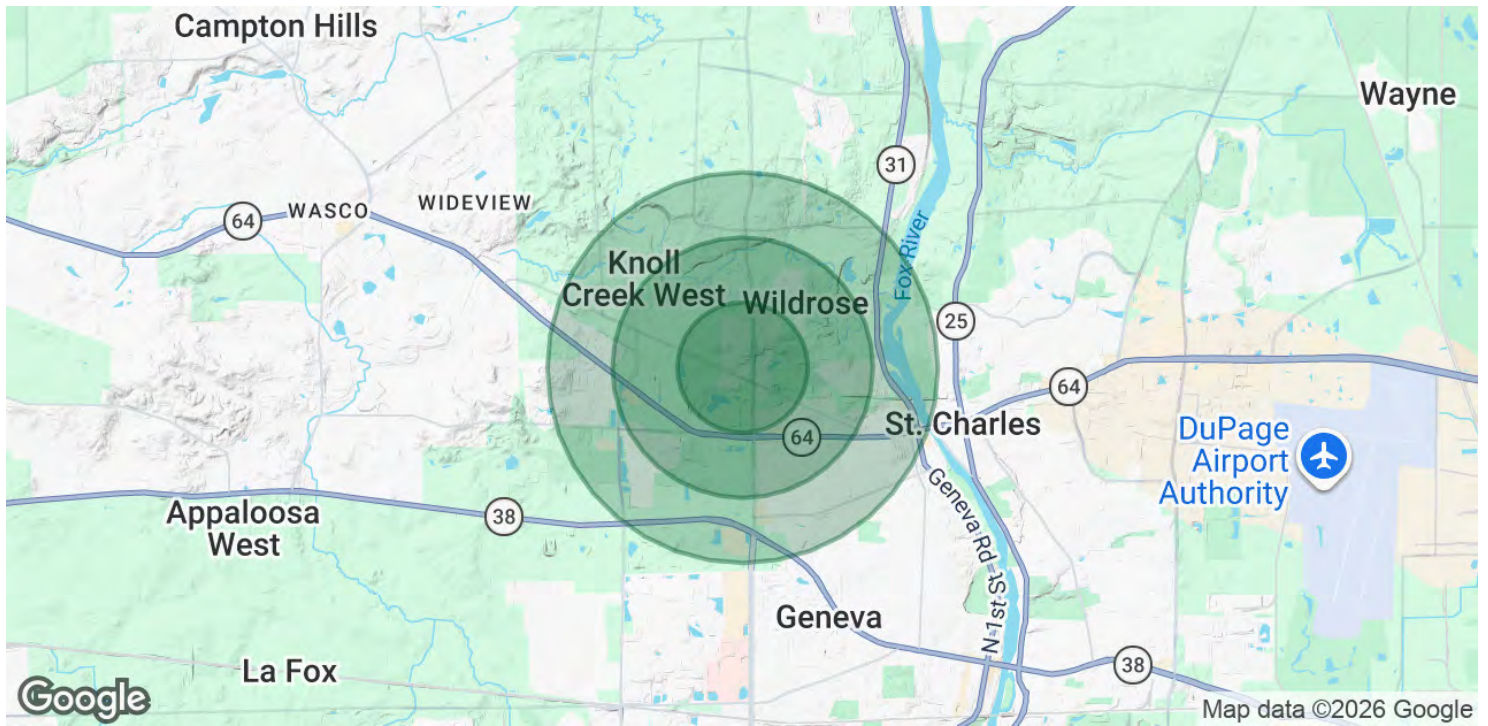
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LOCATION / RETAILER MAP



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

2210 Dean Street, Unit N1 2210 DEAN STREET, UNIT N1, SAINT CHARLES, IL 60175

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

113454


PARCEL NUMBER: 09-29-227-075

2025 Real Estate Tax Bill

TAX BILL INFORMATION			WHO IS TAXING ME?				HOW ARE MY TAXES DETERMINED?	
Mail to: PARKS ROBERT HOLLEN CORPORATION 2210 DEAN ST STE G SAINT CHARLES, IL 60175-1059			Taxing District KANE COUNTY (630)232-5931 KANE COUNTY PENSION 0.046510 KANE FOREST PRESERVE (630)444-1090 0.134448 KANE FOREST PRESERVE PENSION 0.001714 ST CHARLES TOWNSHIP (630)584-9342 0.037420 ST CHARLES TWP ROAD DIST (630)584-3496 0.070732 ST CHARLES CEMETERY (630)584-9342 0.019886 ST CHARLES CITY (630)377-4444 0.345888 ST CHARLES CITY PENSION 0.348471 ST CHARLES SCH DIST 303 (331)228-2000 4.500376 ST CHARLES SCH DIST 303 PENSION 0.088047 ELGIN COLLEGE 909 (847)697-1000 0.361674 ELGIN COLLEGE 909 PENSION 0.000025 ST CHARLES PARK DISTRICT (630)513-6200 0.517302 ST CHARLES PARK DISTRICT PENSION 0.043952 ST CHARLES LIBRARY (630)584-0076 0.251554 ST CHARLES LIBRARY PENSION 0.021789	2025 Rate Tax Change From Year 2024 Tax This Year 2025	TF BASE: NA FAIR CASH VALUE \$150,936 LAND VALUE 22,838 + BUILDING VALUE 27,469 - HOME IMPROVEMENT / VET 0 + ASSESSED VALUE 50,307 x STATE MULTIPLIER 1.0000 = EQUALIZED VALUE 50,307 - GENERAL HOMESTEAD 0 - SENIOR HOMESTEAD 0 - SENIOR FREEZE 0 - RETURNING VETERANS 0 - DISABLED PERSON 0 - DISABLED VETERAN 0 + FARM LAND 0 + FARM BUILDING 0 = NET TAXABLE VALUE 50,307 x TAX RATE 7.013428 = CURRENT TAX \$3,528.26 + NON AD VALOREM TAX \$0.00 + BACK TAX / FORECLOSURE AMOUNT \$0.00 - ENTERPRISE ZONE 1ST INSTALLMENT \$1,764.13 2ND INSTALLMENT \$1,764.13 = TOTAL TAX DUE \$3,528.26			
Property location: 2210 DEAN ST UNIT N-1 ST CHARLES, IL	Township SC Tax Code SC005 Property Class 0070	Acres Sold Taxes Forfeited Taxes	Totals 7.013428 \$87.42 \$3,528.26	WHAT IS MY PAYMENT STATUS? FIRST PAYMENT DUE BY 06/01/2026 1		SECOND PAYMENT DUE BY 09/01/2026 2		

Christopher J. Lauzen CPA, MBA - Kane County Treasurer

PARCEL NUMBER: 09-29-227-075



****DUPLICATE****

2nd
2
0
2
5

PARKS ROBERT
 HOLLEN CORPORATION
 2210 DEAN ST STE G
 SAINT CHARLES, IL 60175-1059

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	\$1,764.13
AMOUNT DUE BETWEEN	Sep 2 Thru Sep 15 \$1,790.59 Sep 16 Thru Oct 1 \$1,800.59 Oct 2 Thru Oct 23 \$1,827.05
AMOUNT PAID	\$0.00
BALANCE DUE	\$1,764.13

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

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Christopher J. Lauzen CPA, MBA - Kane County Treasurer

PARCEL NUMBER: 09-29-227-075



****DUPLICATE****

1st
2
0
2
5

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 SAINT CHARLES, IL 60175-1059

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INCLUDE THIS COUPON WITH YOUR PAYMENT

CHECK HERE IF CHANGING ADDRESS ON THE BACK

2025 REAL ESTATE TAX BILL

PAY THIS AMOUNT ON OR BEFORE 06/01/2026	\$1,764.13
AMOUNT DUE BETWEEN	Jun 2 Thru Jul 1 \$1,790.59 Jul 2 Thru Aug 1 \$1,817.05 Aug 2 Thru Sep 1 \$1,843.52 Sep 2 Thru Oct 1 \$1,869.98 Oct 2 Thru Oct 23 \$1,896.44
AMOUNT PAID	\$0.00
BALANCE DUE	\$1,764.13

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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

