



Historic Bank Building



118 W Main Street

WEST DUNDEE, IL 60118

PRESENTED BY:

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PROPERTY SUMMARY

HISTORIC BANK BUILDING

118 W MAIN STREET
WEST DUNDEE, IL 60118

OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	3,402 SF
PRICE / SF:	\$220/sf
TAXES	\$9,490



PROPERTY SUMMARY

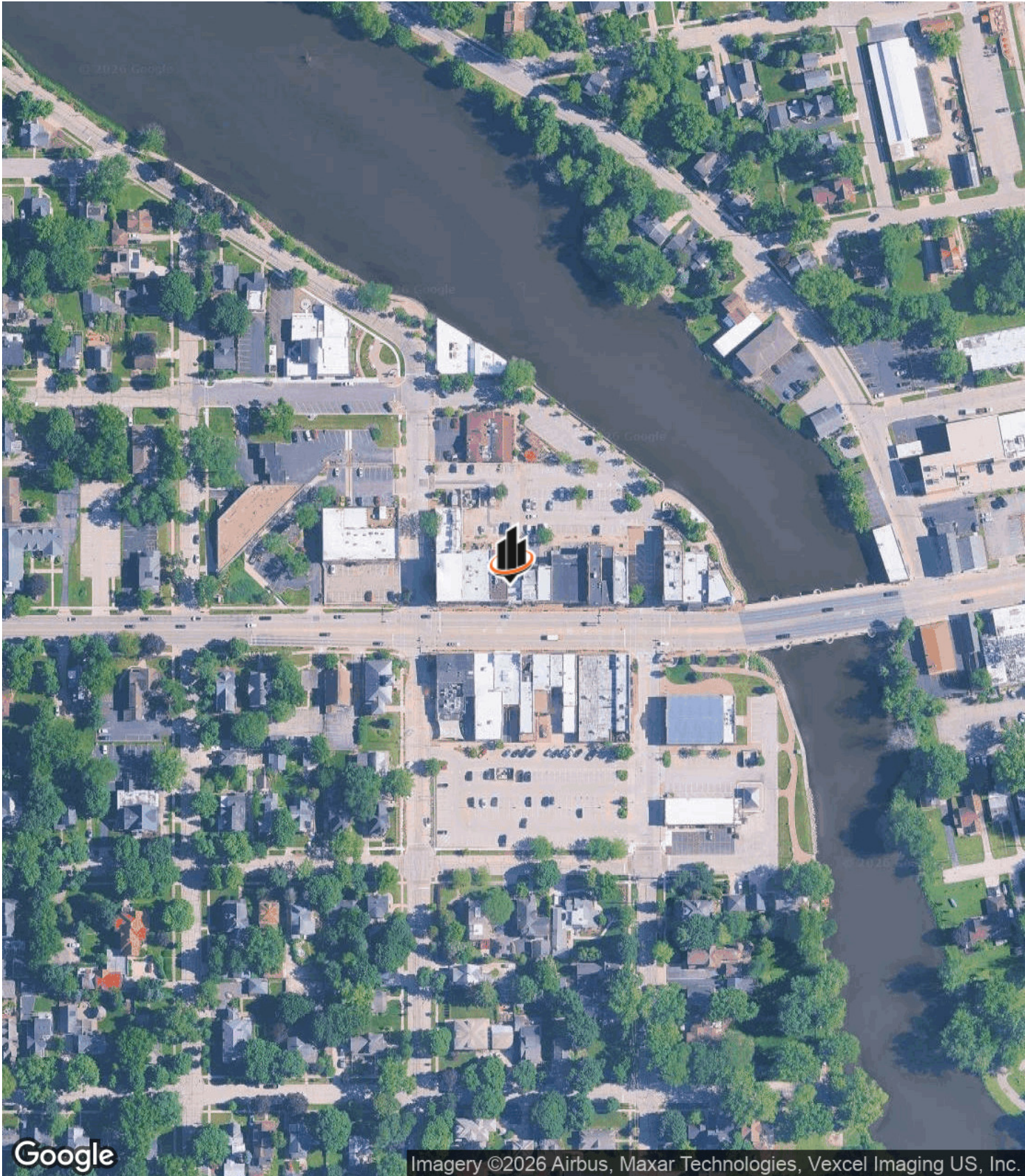
Constructed in 1875 as the First National Bank of Dundee, this 3,402 SF landmark property has been thoughtfully renovated to blend historic character with modern functionality. Rich architectural details - including soaring ceilings, original coffered woodwork, expansive arched windows, integrated sound system, solar panels, and the preserved original bank vault - create a distinctive interior rarely found in today's market. The upper level overlooks the main floor and features a large conference room and office area, while additional upgrades include a full kitchen with high-end cabinetry, stone countertops, and a striking checkerboard hardwood floor. Also features updated restrooms, diamond-plate metal staircases, rear entry access, and a full basement with dedicated storage & separate entrance. Zoned B-1 and positioned in the heart of Downtown West Dundee's thriving commercial district, the property offers exceptional potential for boutique retail, professional office, or creative studio users and investors seeking a signature asset. With its architectural presence, adaptive versatility, and prime location, this is a rare opportunity to steward one of West Dundee's most iconic buildings. Large public parking lot sits adjacent to the property.



LOCATION DESCRIPTION

118 W Main Street is ideally positioned in the heart of downtown West Dundee, the scenic Fox River and is just steps from the popular Riverwalk. The property benefits from strong visibility and connectivity along Route 72 (Main Street), with quick access to Route 31 and Interstate 90, placing it within easy reach of the greater Chicagoland area. Situated within West Dundee's vibrant historic business district, the location is surrounded by local restaurants, boutiques, and service-oriented businesses, while being only minutes from the Randall Road retail corridor featuring national retailers, grocery stores, and dining options. Nearby attractions such as Raceway Woods Forest Preserve, Santa's Village Amusement & Water Park, and the broader Fox River recreation areas further enhance the area's appeal, supporting both daily traffic and destination-driven visitors.

AERIAL MAP

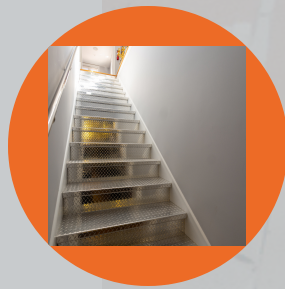


PROPERTY HIGHLIGHTS

- Historic Landmark Building
- Extensive Updates Throughout
- Modern Amenities & Features
- Versatile Use for Office or Retail
- Updated Kitchen, Bathrooms & HW Floors
- Unique & Timeless Architectural Details
- Solar Panels & Surround Sound System



Original Vault



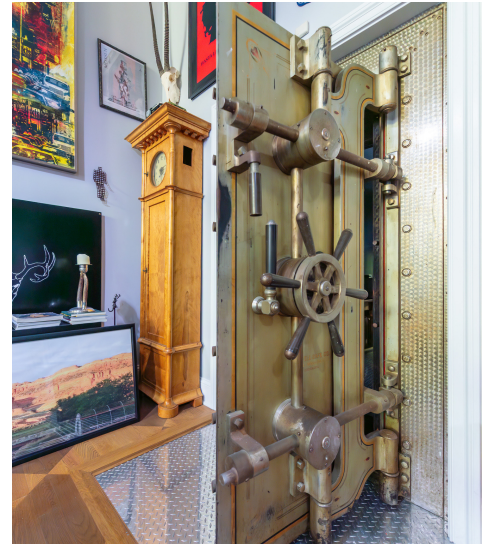
Unique Features



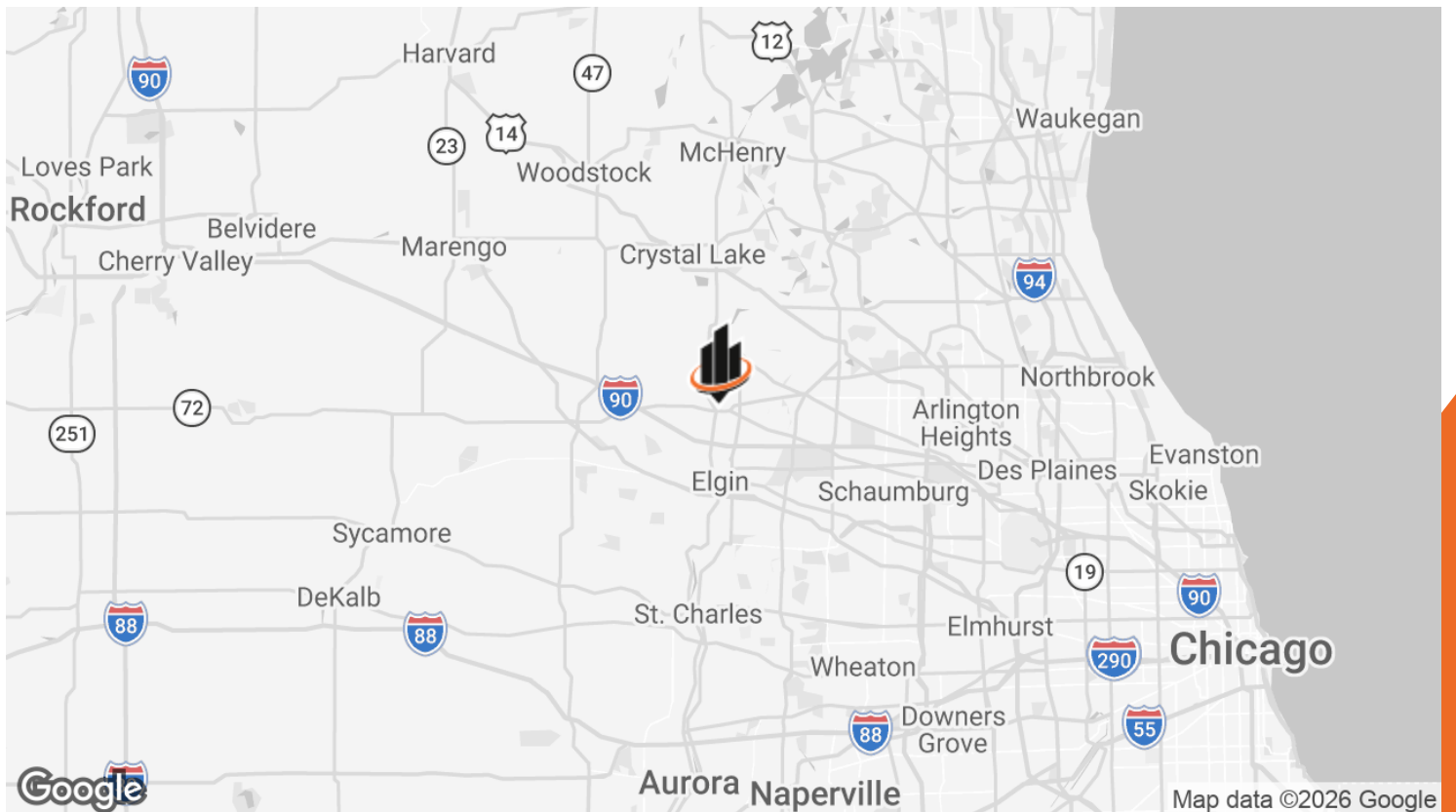
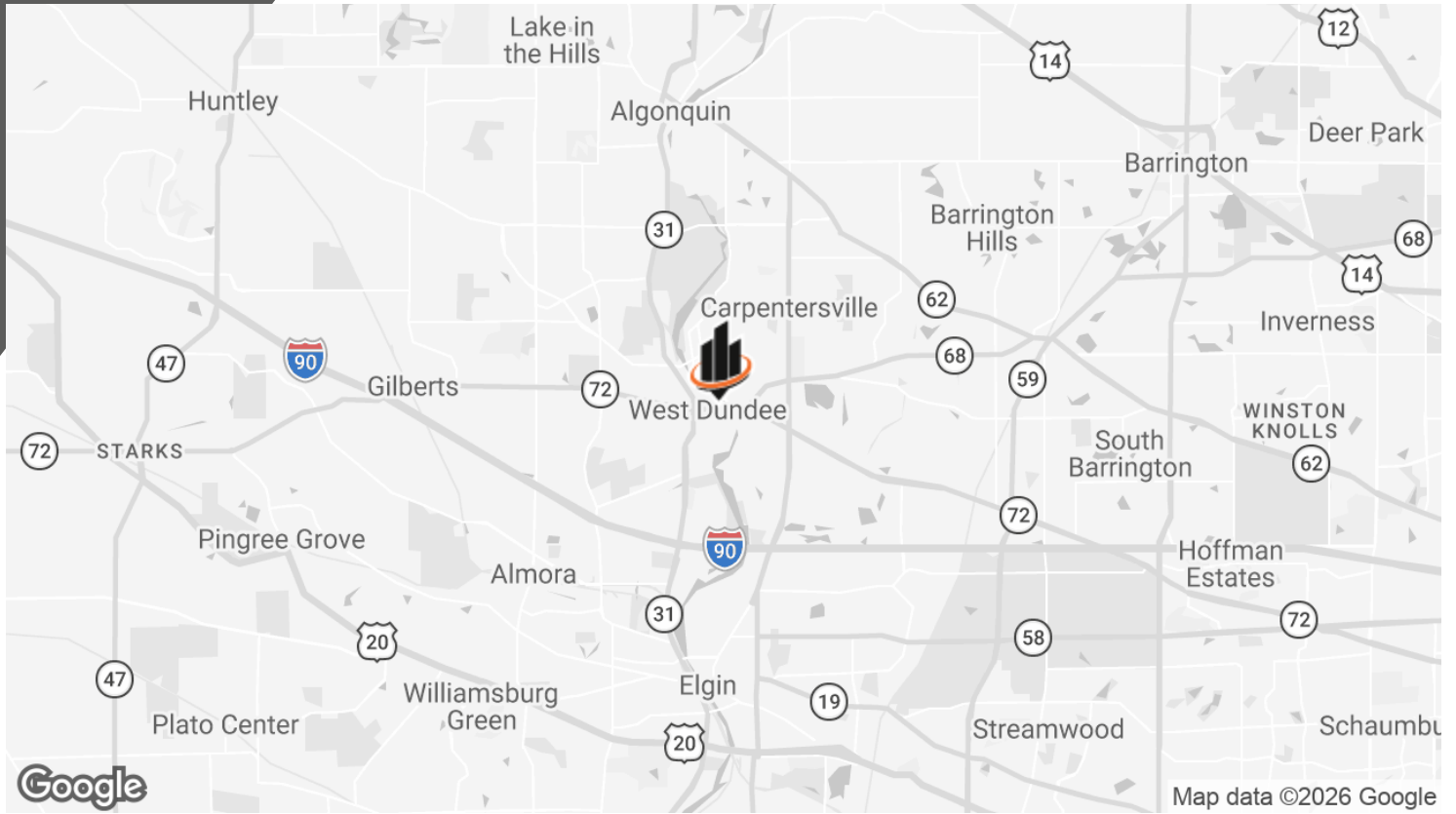
Multiple Entries



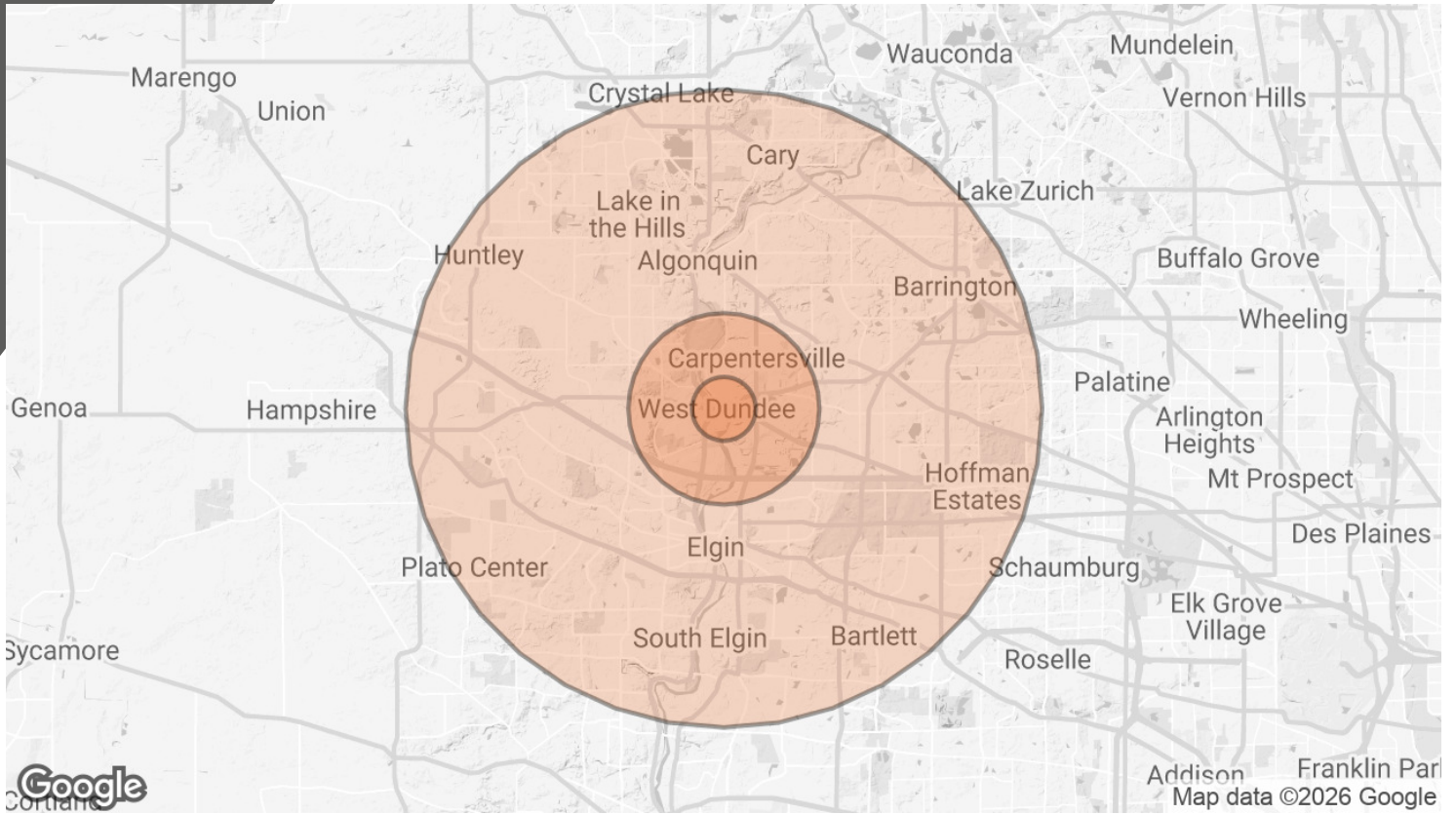
ADDITIONAL PHOTOS



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
TOTAL POPULATION	6,909	53,987	549,227
AVERAGE AGE	43	38	39
AVERAGE AGE (MALE)	42	37	39
AVERAGE AGE (FEMALE)	44	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
TOTAL HOUSEHOLDS	3,009	18,444	191,318
# OF PERSONS PER HH	2.3	2.9	2.9
AVERAGE HH INCOME	\$113,830	\$108,114	\$133,115
AVERAGE HOUSE VALUE	\$331,390	\$287,725	\$345,947

2020 American Community Survey (ACS)



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