

Industrial Building

1815 Wallace Ave Unit 313/314

St. Charles, IL 60174

+/- 3,000 SF



CORCORAN
COMMERCIAL REAL ESTATE

**INDUSTRIAL CONDO
FOR SALE**

\$425,000



PROPERTY INFORMATION:

- Small Industrial / Warehouse space
- Well maintained / Clean Space
- Clear Height 14' (drop ceiling in part)
- 10'x12' Drive in door x 2
- 200 AMP, 120/208 Volt, 3 Phase, 4 Wire
- Two Condo Pins combined 3,000 SF
- 1 Bathroom
- 2 Offices / Storage
- RE Taxes: \$9,002.32 Payable 2026
- Association Dues: \$5,400

CONTACT INFORMATION:

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Notes on Unit

Included ("as is" condition):

- All signs and pictures on walls
- Ladders
- TV and universal remote
- Marantz receiver
- Pool table, balls, cues
- Sofa furniture
- Cabinet in bathroom
- Two folding director chairs by pool table
- Small safe in cabinet
- Husky air compressor and hose
- Tool chest
- Misc items in storage closet
- Honeywell Redlink gateway (account will be deactivated)
- Security system (account will be deactivated)

NOT Included:

- Comcast Cable Box
- Modem
- Wifi Gateway
- Wifi Camera
- Apple TV Box
- Motor Vehicles

Unit Notes and Improvements:

- 3,000 SF
- No wall between
- 2 Drive in Doors
- Parking in front and back not dedicated to unit, parking is common property
- Bathroom with shower
- Custom Cabinetry
- 80" TV and Sound System
- New HVAC 2017
- Honeywell Redlink System
- Air Compressor
- Sofas / Chairs
- Pool Table
- Signage
- Porcelaine Tile
- Insulated wall / Brick Veneer / Metal Studs / Air Gap – for exterior walls

Property being sold "As is"

Buyer intended use subject to condo association guidelines