



Coleman Land Company



James Coleman

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799 N Heartland Dr
Sugar Grove, IL 60554 · Retail For Sale

\$649,000



Commercial Building

Price	\$649,000	No. Stories	1
Property Type	Retail	Year Built	2001
Property Sub-type	Bank More...	Parking Ratio	7.32/1,000 SF
Sale Type	Owner User	APN / Parcel ID	14-08-253-004
Lot Size	2.00 AC	Walk Score ®	17 (Car-Dependent)
Gross Leasable Area	5,190 SF		

Listing ID: 11655597

Date Created: 06/17/2016

Last Updated:

Highlights

- Classic Design, 1 Story, 1 acre of surplus land for expansion or development.

Sale Notes

This 5,190 sq. ft. brick building was formerly occupied by 1st Secure Community Bank and is situated on a 2.07 acre site, across from Waubensee Community College. Inside the building are a generous sized conference room, a fireproof vault, a secure document room, several private offices and a break room. There is also a sheltered drive-in with 3 lanes. It is a great location for many uses and reuses. 1st Secure Community Bank recently moved to a new, larger building approximately one mile to the South. There is about 1 acre of surplus land behind the bank parking lot. This could be used for expansion or another commercial use.

Approximate Age:17 Years

Taxes & Operating Expenses (Actual - 2018)

	Annual	Annual Per SF
Taxes	\$31,544	6.08
Operating Expenses	-	-
Total Expenses	-	-

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Illinois Route 47	Wauboksee Dr, NW	16,807	2011	0.13 mi
State Rte 47	Waubonsee Dr, NW	14,250	2015	0.13 mi
State Rte 47	Harter Rd, NW	18,700	2016	0.23 mi
Illinois Route 47	Harter Rd, NW	16,806	2011	0.23 mi
Illinois Route 47	Ke-de-Ka Rd, SE	16,666	2011	0.46 mi

Map of 799 N Heartland Dr Sugar Grove, IL 60554



Additional Photos



DSC01229



DSC01217



DSC01216



DSC01210



DSC01211



DSC01212



DSC01214



DSC01231



DSC01223



DSC01224



DSC01225



DSC01213