

DAY CARE  
FACILITY  
FOR SALE  
OR LEASE

±5,075 SF

7 Bathrooms  
5 Classrooms  
2 Offices  
1 Kitchen

Potential to  
Convert to  
All Office



TRANSWESTERN

REAL ESTATE  
SERVICES

# 735 DUNDEE AVENUE

Elgin, IL 60120\*

[Property Website](#)

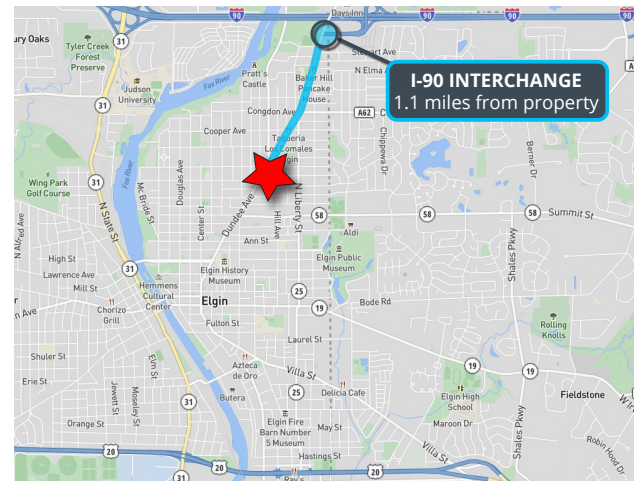


## Specifications:

- Building Size: ±5,075 SF
- Land Area: ±0.45 AC
- Parking: ±18 Cars
- Sprinklers: Wet
- Heating: Gas Forced Air
- Year Built: 1962
- Construction: Masonry
- Possession: 12/1/2020
- Zoning: Neighborhood Business
- Lease Rate: ~~\$11.50~~ \$10.50 PSF MG
- Sale Price: \$445,000.00

## Highlights:

- Fully sprinklered day care facility
- Bathroom in all five classrooms
- Two bathrooms in general area
- Two offices in general area
- Separate kitchen area
- Can be converted to all office
- Fully equipped fenced-in playground
- Less than a block away from a Pace bus stop



Michael Marconi, SIOR  
Sr. EVP & Designated Managing Broker  
847.588.5689  
michael.marconi@transwestern.com  
\*\*\*Broker has Ownership interest in the property.

Sandy Morgan  
Vice President - Brokerage Operations  
847.588.5662  
sandy.morgan@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**DAY CARE  
FACILITY  
FOR SALE  
OR LEASE**

**±5,075 SF**

7 Bathrooms  
5 Classrooms  
2 Offices  
1 Kitchen

Potential to  
Convert to  
All Office



**TRANSWESTERN**

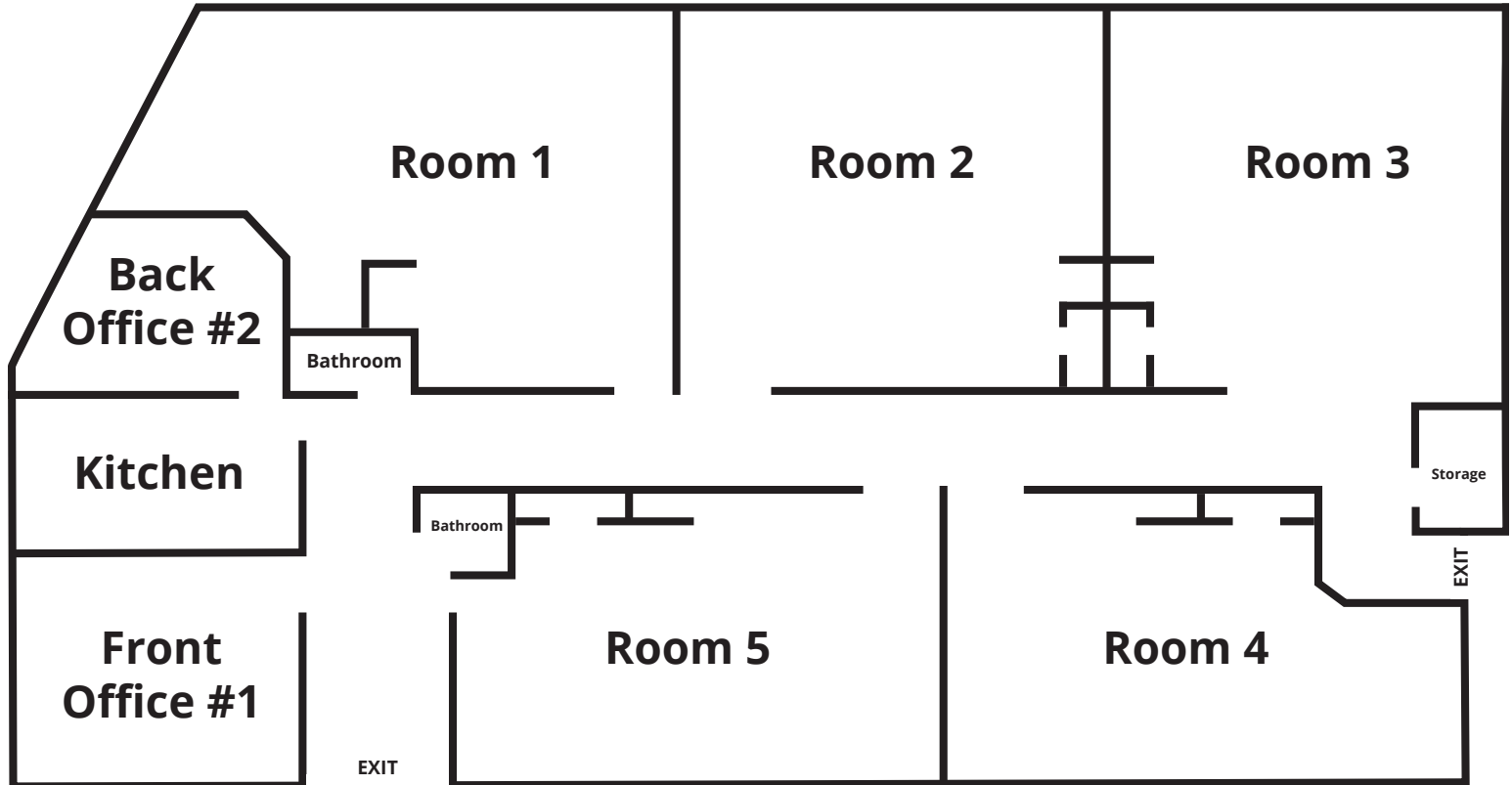
REAL ESTATE  
SERVICES

# 735 DUNDEE AVENUE

Elgin, IL 60120\*

[Property Website](#)

## BUILDING LAYOUT



**Michael Marconi, SIOR**  
*Sr. EVP & Designated Managing Broker*  
847.588.5689  
michael.marconi@transwestern.com  
*\*\*\*Broker has Ownership interest in the property.*

**Sandy Morgan**  
*Vice President - Brokerage Operations*  
847.588.5662  
sandy.morgan@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.