

\$230,000

221 North Main Street Sycamore, IL 60178

- ⇒ 2,000 sq. ft. building located on Route 23 within 1 block of the courthouse and downtown Sycamore business district. Ideal location for an Attorney's office.
- ⇒ Average daily traffic count is 9,800. Highly visible location.
- ⇒ Direct access from Route 23 with alley access that allows for future expanded parking.
- ⇒ Highest and best use is for a professional office or redevelopment. Could be re-zoned to Commercial. Lot 55 ft. by 184 ft.
- ⇒ Recent improvements include new roof (2006), new windows (2003), new HVAC (2003), and beautiful refinished hardwood floors.



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