

712 W MAIN STREET
WEST DUNDEE

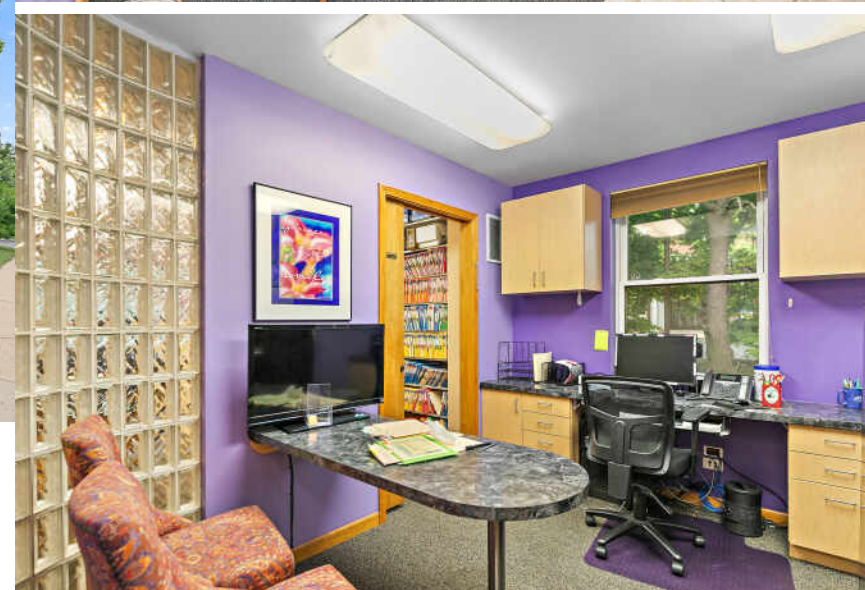


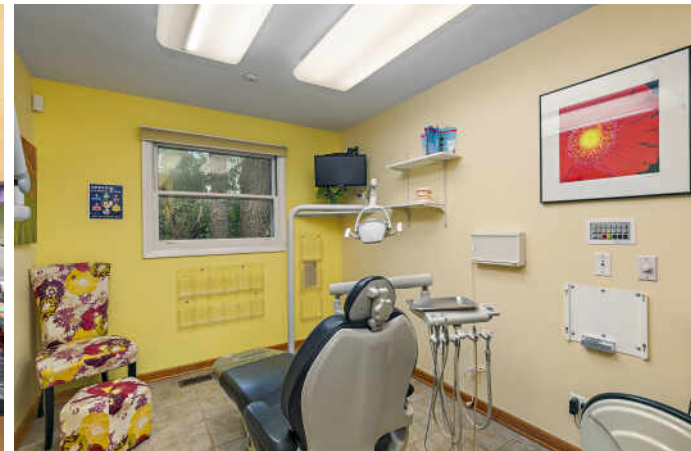
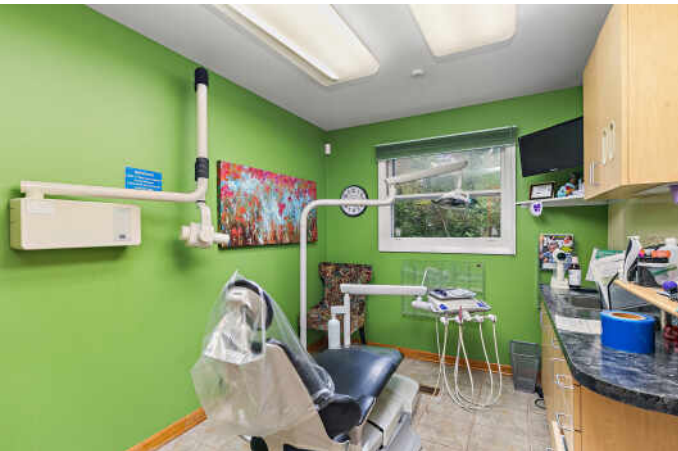
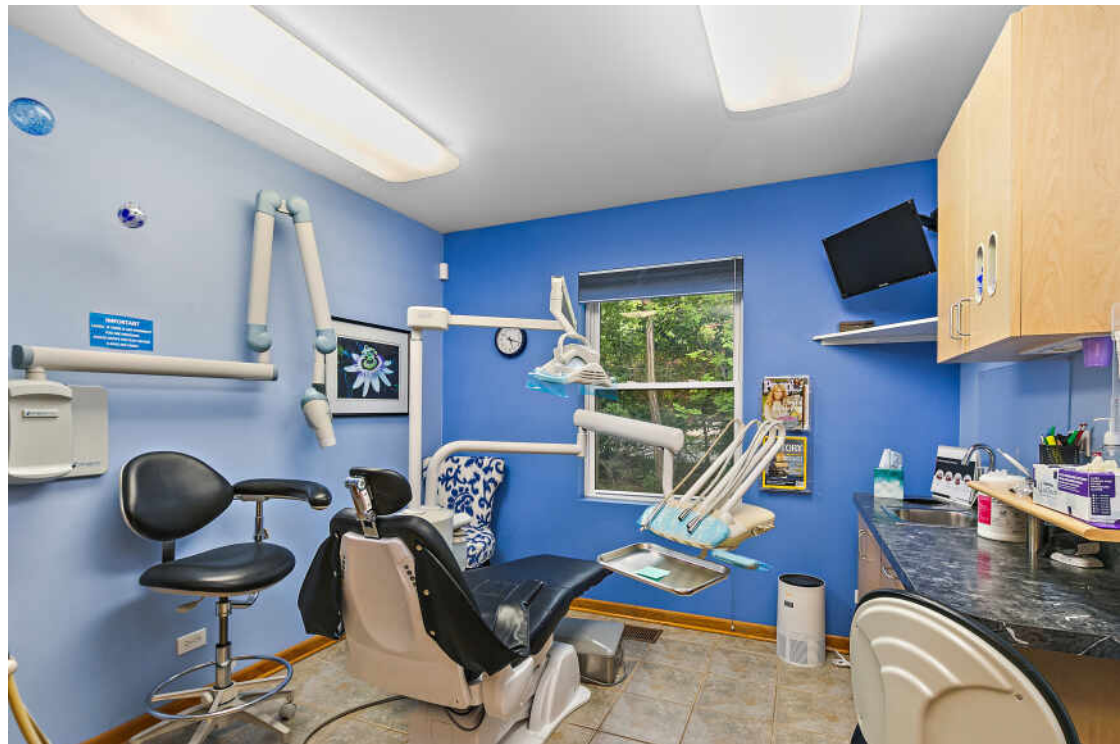


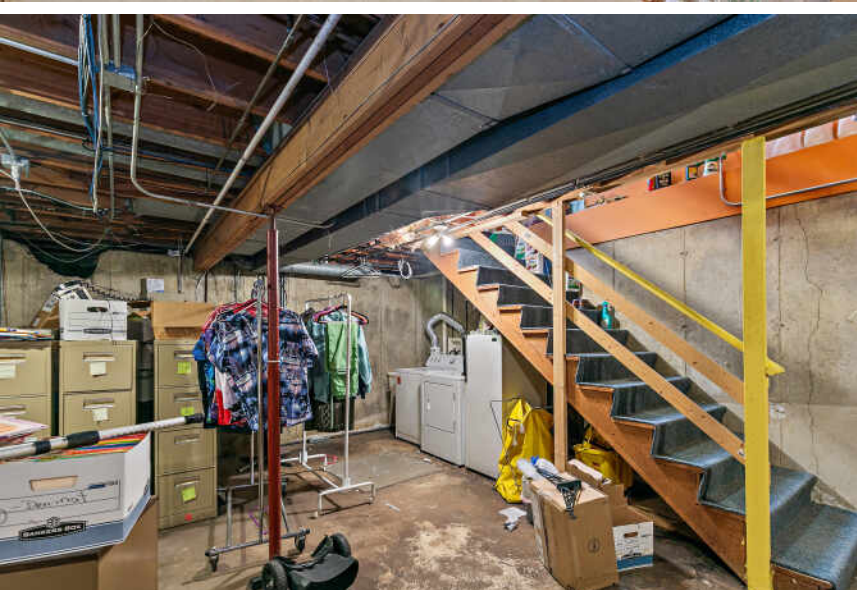
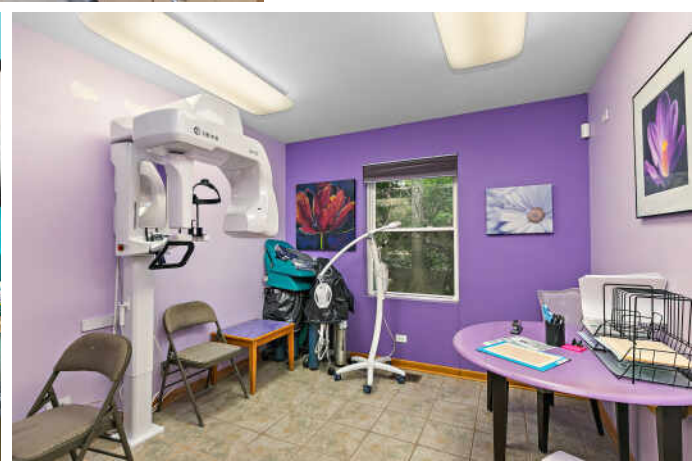
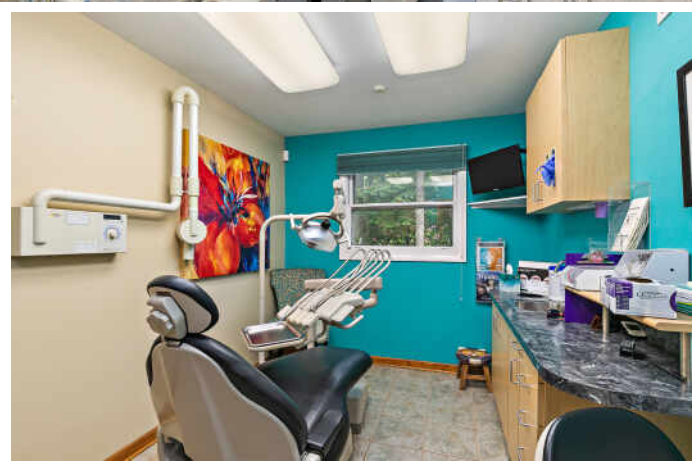
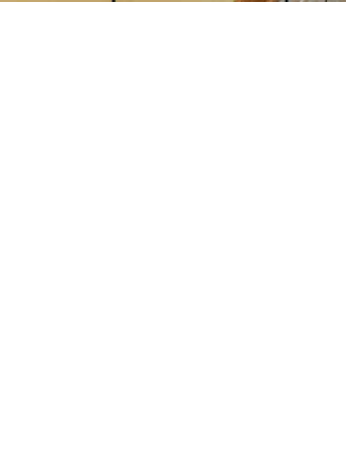
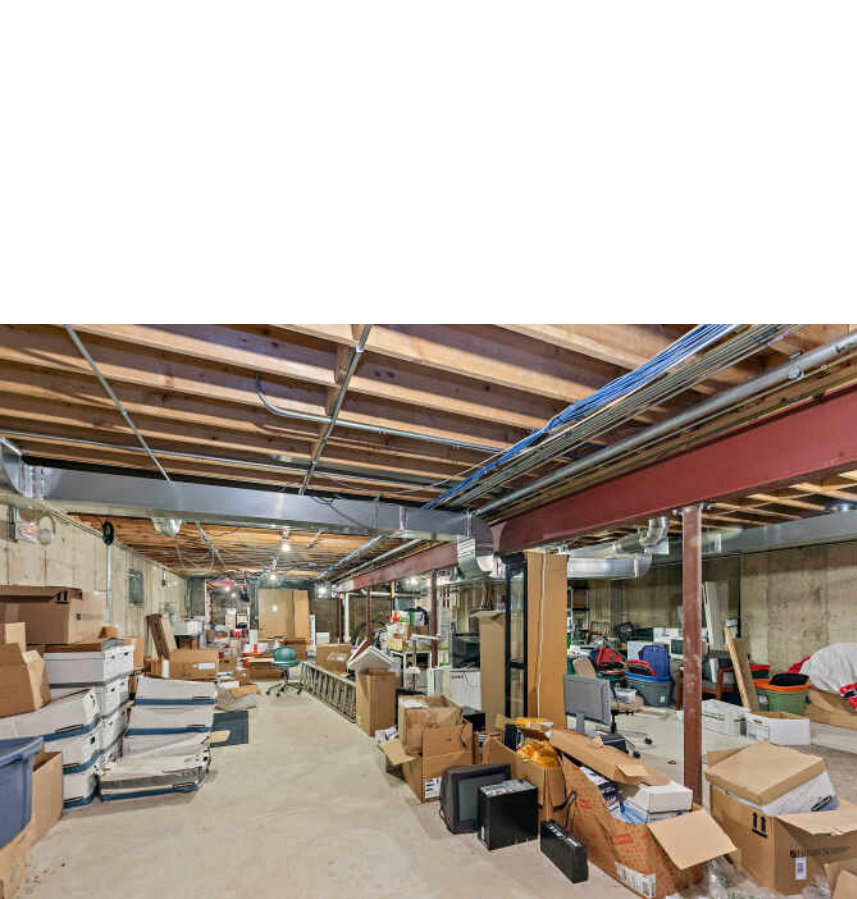
TAXES: \$13,769

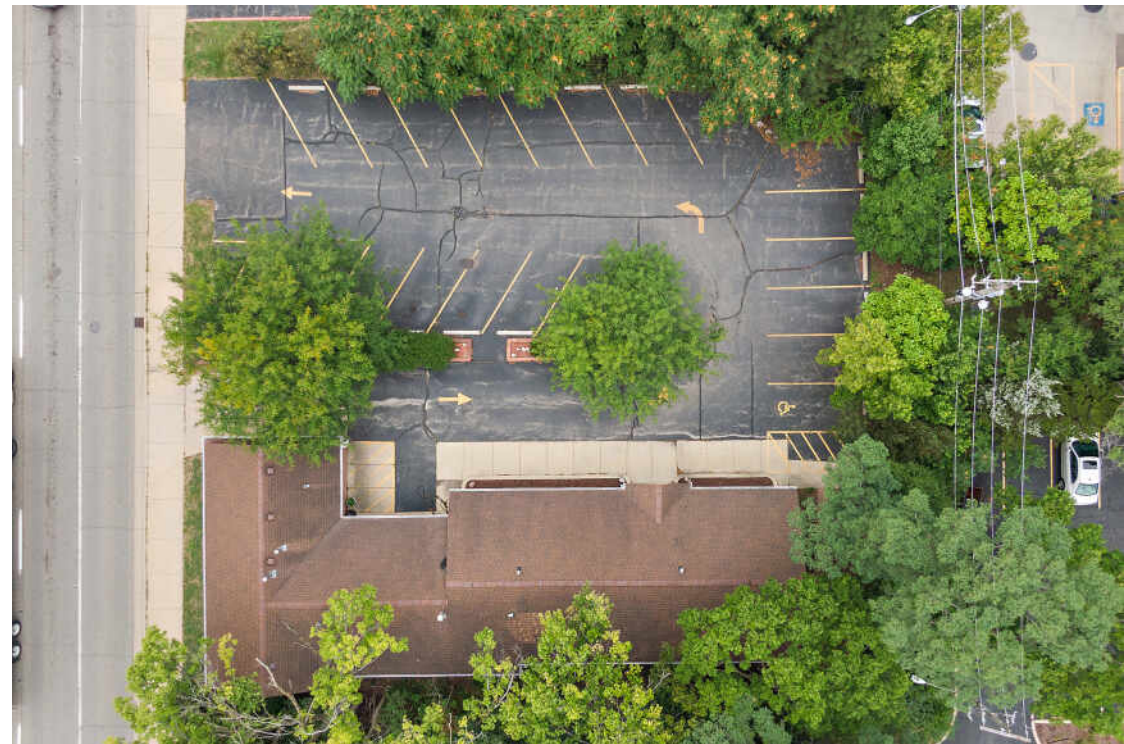
COMMERCIAL PROPERTY FEATURES & DETAILS

Discover an exceptional commercial investment opportunity at 712 W. Main Street, strategically positioned near the high-traffic intersection of IL Route 31 and IL Route 72, just west of vibrant downtown West Dundee. This prime B3-zoned property in the Business-Service District offers unparalleled visibility with thousands of daily vehicle impressions, making it ideal for investors or owner-occupants seeking a high-performing asset. Expanded in 2008, the building provides generous square footage with a versatile layout, featuring seven operatories, a dedicated X-ray room, ample cabinetry, and fixtures tailored for medical or professional use. The main level includes public and private bathrooms, dedicated desk space, a staff lounge, a large patient waiting area, and extensive storage. An additional 2,000 square feet in the basement offers significant potential for expanded operations or storage. The property includes a 20+ space parking lot, created by consolidating an adjacent parcel, ensuring ample parking for clients and staff making it an advantage in this market. Constructed with durable brick and high-quality materials, the building requires minimal maintenance. Recent upgrades include a new AC unit and furnace installed in 2025 for the expanded section, ensuring operational efficiency and peace of mind. Currently tenant-occupied as a thriving dental practice with a lease through December 2025, the property is in discussions for a potential lease renewal starting January 2026. Located in the growing West Dundee area, this property benefits from proximity to downtown amenities and a robust local economy. With its prime location, modern infrastructure, and flexible investment potential, 712 W. Main Street is a turnkey commercial gem poised to deliver consistent returns or serve as a flagship location for an owner-occupant. Seize this rare opportunity to procure a property with unmatched visibility and strong income potential in a high-demand market.

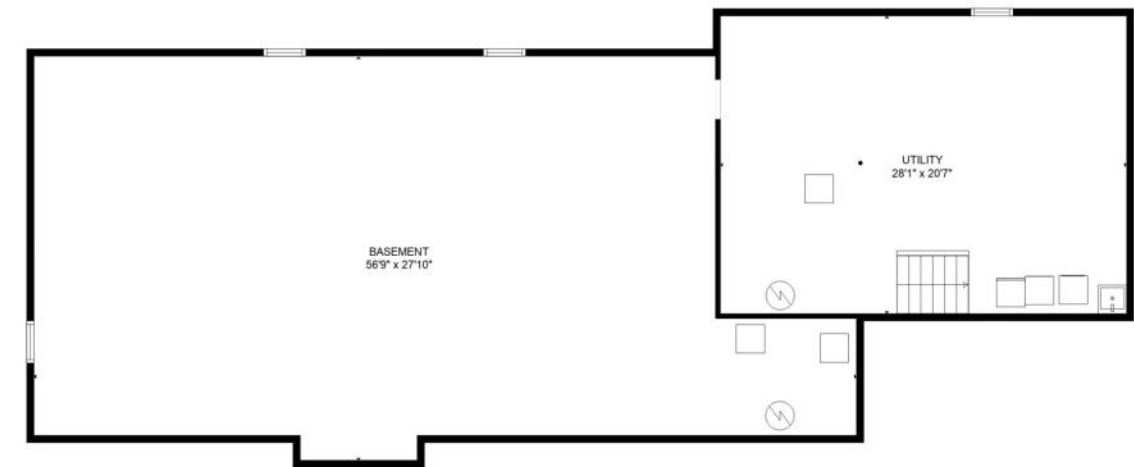








FLOOR 2



FLOOR 1

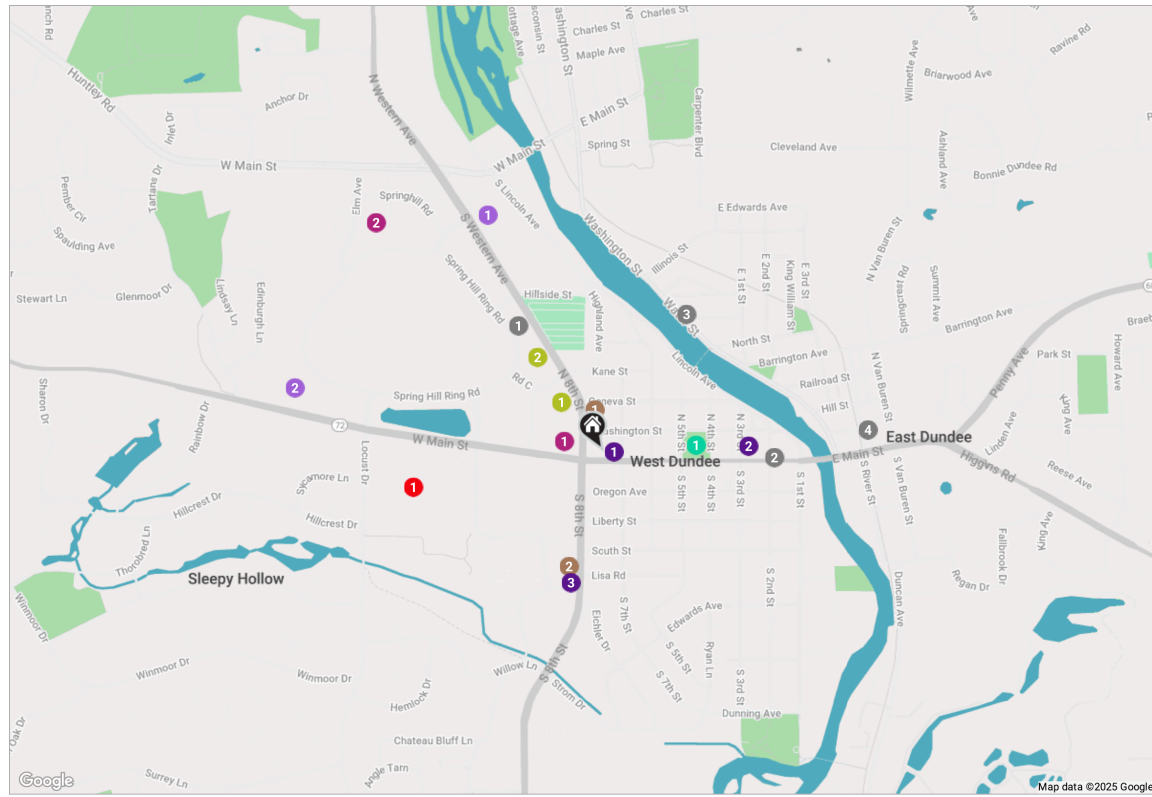
TOTAL: 2312 sq. ft
 BELOW GROUND: 0 sq. ft FLOOR 2: 2312 sq. ft



SITUATED JUST WEST OF THE FOX RIVER, **WEST DUNDEE** HAS GROWN ITS BUSINESS DISTRICT AND RESIDENTIAL NEIGHBORHOODS WHILE MANAGING TO KEEP ITS SMALL-TOWN ATMOSPHERE.

Historic buildings have been preserved, with portions of the area included on the National Register of Historic Places. Meanwhile, modern conveniences like the 1.1 million-square-foot Spring Hill Mall and numerous subdivisions have also taken root, providing an accommodating landscape of old and new for village residents. Shopping, dining, and entertainment options abound in this bustling community, along with a wide range of housing choices. Residents also have convenient access to I-90 and Metra's Milwaukee District West rail.

Downtown West Dundee is adjacent to an updated River Walk and home to a music venue along with events like Heritage Fest, which features an arts and craft show, live entertainment, food booths, fireworks, and more each September. Grafelman Park hosts Concerts in the Park each summer, while the Intelligentsia Cup - a pro-am bike race with hundreds of thousands of riders - goes right through the heart of the village and is paired with no shortage of activities for spectators.



RESTAURANTS

- 1 Olive Garden Italian Restaurant
800 NORTH 8TH STREET, 0.3 MI
- 2 Emmett's Brewing Company
128 WEST MAIN STREET, 0.4 MI
- 3 Rosie O'Hare's Public House
702 WATER STREET, 0.4 MI
- 4 Bandito Barney's Beach Club
10 NORTH RIVER STREET, 0.6 MI

COFFEE

- 1 Starbucks
203 NORTH 8TH STREET, 0.1 MI

SHOPPING

- 1 Walgreens
810 WEST MAIN STREET, 0.1 MI
- 2 The Home Depot
251 SPRINGHILL ROAD, 0.7 MI
- 1 ALDI
90 SOUTH WESTERN AVENUE, 0.6 MI
- 2 Jewel-Osco
1250 WEST MAIN STREET, 0.7 MI

GROCERY

GYM

- 1 Planet Fitness
390 NORTH 8TH STREET, 0.1 MI
- 2 LA Fitness
400 NORTH 8TH STREET, 0.3 MI

MEDICAL

- 1 Advocate Outpatient Center
979 WEST MAIN STREET, 0.4 MI

PARKS

- 1 Grafelman Park
112 NORTH 5TH STREET, 0.2 MI

SERVICES

- 1 U.S. Bank Branch
704 WEST MAIN STREET, 0.0 MI
- 2 First American Bank
218 WEST MAIN STREET, 0.3 MI
- 3 PNC Bank
390 SOUTH 8TH STREET, 0.3 MI

NOTES



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