



# Commercial

## R E A L T Y

A Rooster Ag' Realty, Inc. Company

### **DAUBERMAN COMMERCIAL**



**Kane County, Big Rock Twp.**

**21.14± acres**

**Excellent income, \$12,145/  
month or \$145,740 annually  
with the potential for more!**

**\*Agent Owned**

**Listed At: \$1,395,000.00**

Phone: (815) 333-4354

Email: [Rooster@mc.net](mailto:Rooster@mc.net)

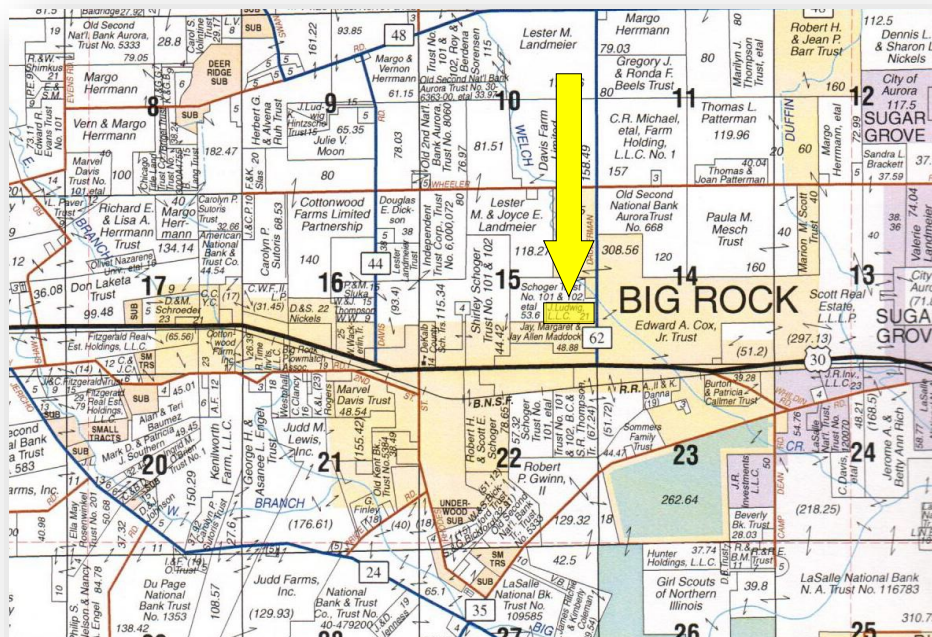
Web: [www.roosterag.com](http://www.roosterag.com)

1100 S County Line Road

P.O. Box 297

Maple Park, IL 60151

Steve Edwards 630-774-7470



## PROPERTY SPECIFICATIONS

<b>GROSS ACRES:</b>	<b>21.14±</b>
<b>ESTIMATED TAXES:</b>	<b>\$7,757.80</b>
<b>TOTAL BUILDING SF:</b>	<b>51,190</b>
<b>ZONING:</b>	<b>Multi Use Commercial</b>
<b>CURRENT RENTAL INCOME:</b>	<b>\$12,145/month—\$145,740 annually</b>
<b>PRICE:</b>	<b>\$1,395,000</b>

**Plenty of space to expand! Commercial rental facility, main office, apartment, lounge. All buildings have electricity and water.**

**Remaining horse farm buildings can be converted to rental units if desired by purchaser.**

**Large 1.2± acre gravel parking area. Large well, ample electric service. Located right at the Kane County Dauberman Road Extension.**

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### STEVE EDWARDS

Broker

Email: [steve@roosterag.com](mailto:steve@roosterag.com)

Phone: 630.774.7470

Real Estate

Farm Management

Crop Insurance

Appraisals





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### DAUBERMAN ROAD FACILITY

BUILDING	ESTIMATED SQUARE FOOTAGE
Building 1:	7,200.00SF
Building 2:	6,300.00SF
Building 3:	3,402.00SF
Building 4:	6,480.00SF
Building 5:	6,700.00SF
Building 6:	10,368.00SF
Building 7:	8,640.00SF
Building 8:	2,100.00SF
Total Building Space:	51,421.20SF

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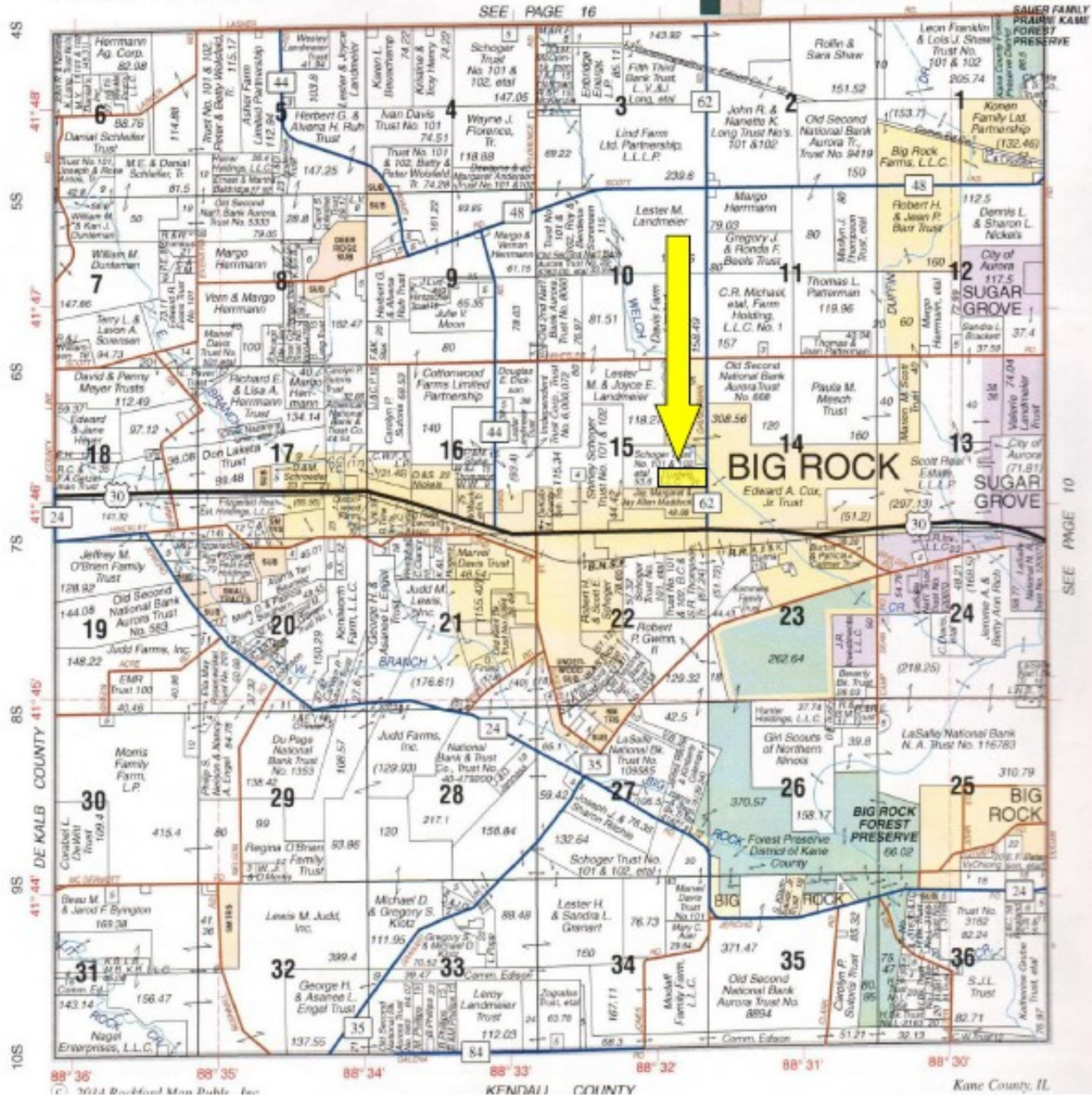
DAUBERMAN ROAD FACILITY		
BUILDING	STATUS	ESTIMATED SQUARE FOOT-
Building 1:	Rented	7,200.00SF
Building 2:	Rented	6,300.00SF
Building 3:	Rented	3,402.00SF
Building 4:	Vacant	6,480.00SF
Building 5:	Vacant	6,700.00SF
Building 6:	Rented	10,368.00SF
Building 7:	Rented	8,640.00SF
Building 8:	Rented	2,100.00SF
<b>Total Building Space:</b>		<b>51,421.20SF</b>

DAUBERMAN ROAD CURRENT/POTENTIAL RENTAL INCOME		
UNIT	EXP.	Current Rent
Dauberman, NW 40	mo-mo	\$ 695.00
Dauberman, NE 40	mo-mo	\$ 695.00
Dauberman, Unit 1 North	mo-mo	\$ 695.00
Dauberman, Unit 2 South	mo-mo	\$ 695.00
Dauberman, Apartment/Shop	mo-mo	\$ 1,800.00
Dauberman, Weld Shop	mo-mo	\$ 1,245.00
Indoor storage	mo-mo	\$ 230.00
3-Bedroom Apartment	mo-mo	\$ 900.00
Dauberman, SE & SW 40	mo-mo	\$ 1,590.00
Dauberman Parking Lot	mo-mo	\$ 3,600.00
	<b>Current Mo. Income</b>	<b>\$ 12,145.00</b>
	<b>Current Annual Income</b>	<b>\$145,740.00</b>



# BIG ROCK

T.38N.-R.6E.



**DON'T LET  
YOUR MONEY  
COLLECT  
DUST, INVEST  
IN DIRT.**



**Rooster Ag**  
www.RoosterAg.com  
815 333 4354

**NORTHERN  
ILLINOIS  
AG CENTER**

INVESTMENT PROPERTIES  
1031 TRADER  
FARMLAND SALES  
GRAIN FACILITY SALES  
• MORE

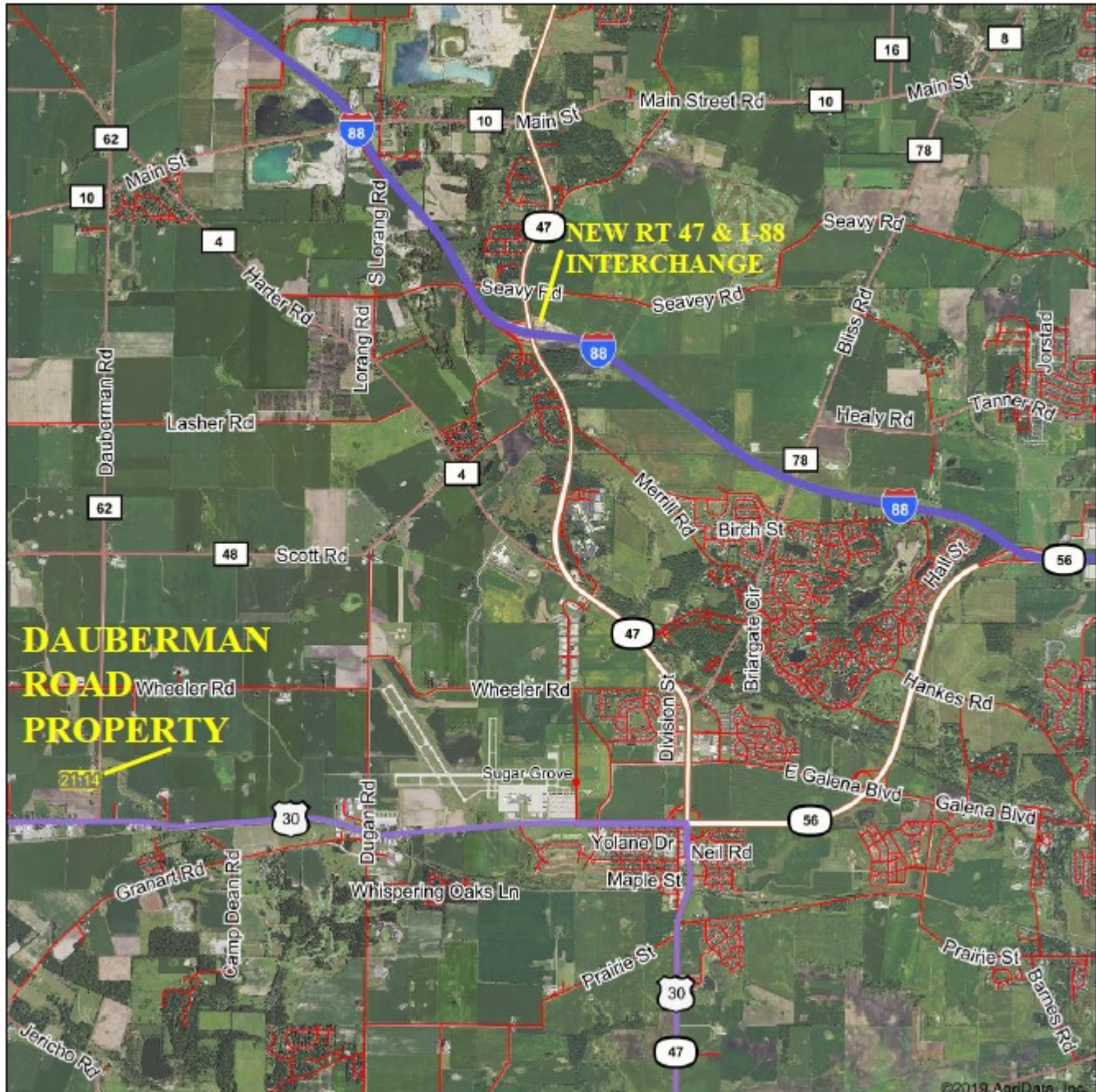


**REAL ESTATE**  
FARM  
MANAGEMENT  
FEDERAL CROP  
INSURANCE  
FARMLAND  
APPRAISALS

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## Aerial Map



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# Commercial

R E A L T Y

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**BUILDING #1**



**BUILDING #2**



**BUILDING #3**



**BUILDING #4**



**BUILDING #5**



**BUILDING #6**



**BUILDING #7**





# *Commercial*

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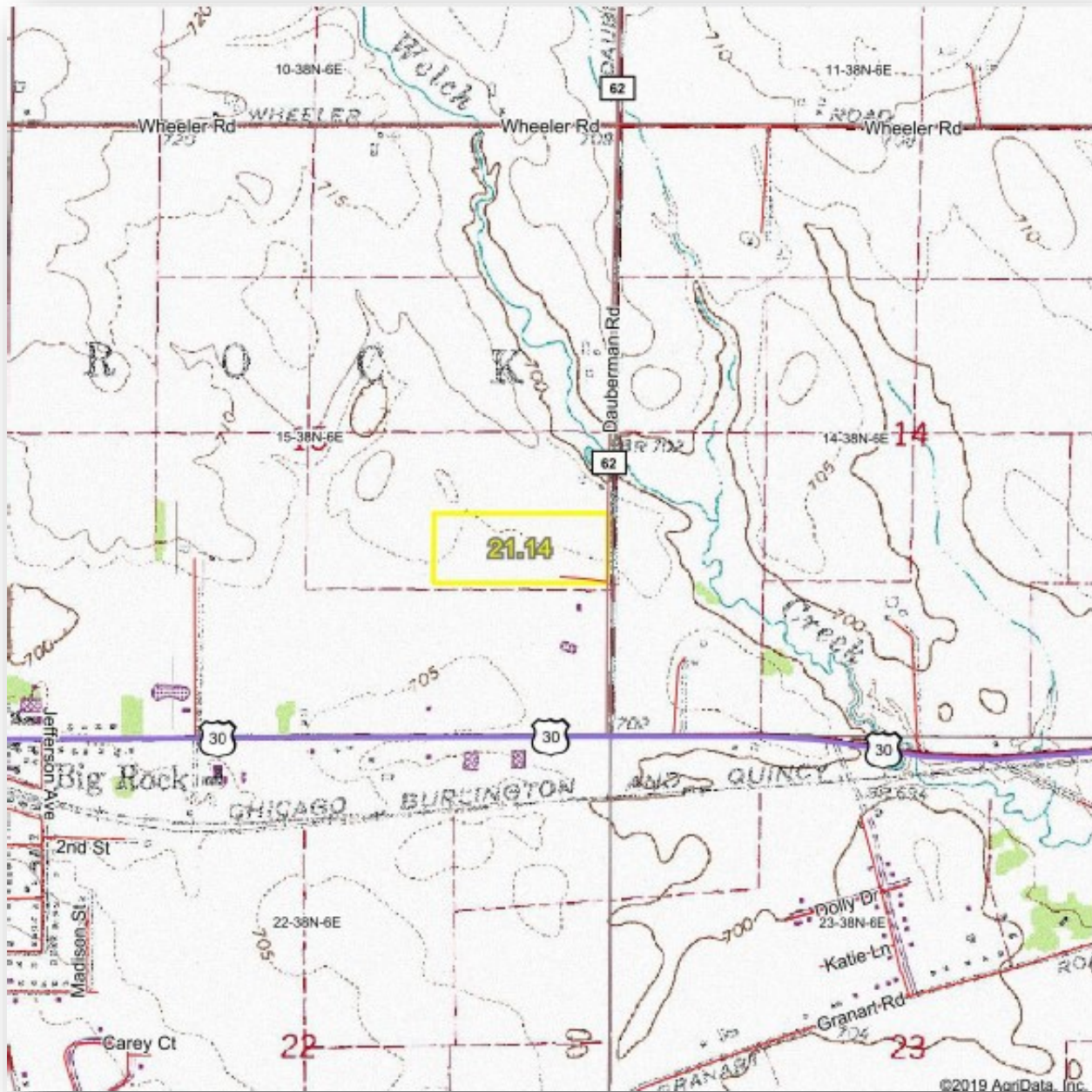
## APARTMENT





# Rooster Ag'

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