

**206 E. State Street
Geneva, IL 60134**

\$849,000 ASKING PRICE

SITE # 206

AVAILABLE SPACE:

LAND - 27,000 SF

BUILDING - 2,135 SF

RE TAXES (2016) - \$10,016.04



PROPERTY HIGHLIGHTS:

- Corner lot on high traffic State Street (Route 38)
- Former gas station with convenience store
- Additional 15,246 SF available for sale South of lot on Crissey Ave

LOCATION:

- South East Corner of State Street & Crissey Ave
- Just East of Downtown Geneva



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,837	59,442	120,851
Avg. Income:	\$100,928	\$112,553	\$118,847

TRAFFIC:

- 34,700 vehicles per day

PLAT OF SURVEY



SCALE: 1 IN. = 20 FT.

PANEL 1
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF BATAVIA STREET (NOW CRISSEY AVENUE), SAID POINT BEING SOUTH 79° 11' DEGREES EAST ABOUT 336.69 CHAINS FROM THE WEST LINE OF SECTION 2 APPROXIMATE; THENCE SOUTH ALONG THE EAST LINE OF BATAVIA STREET (NOW CRISSEY AVENUE) 100 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 158 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO HANCOCK, BENNETT BY DEED DATED OCTOBER 30, 1868 AND RECORDED MARCH 30, 1868 IN BOOK 104 PAGE 92; THENCE NORTH 3 DEGREES WEST ALONG BENNETT'S WEST LINE TO THE SOUTH LINE OF STATE STREET; THENCE NORTH 3° 3' DEGREES WEST ALONG THE SOUTHERLY LINE OF SAID STREET, 163.15 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS. PIN 12-02-355-002.

PANEL 2
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 100 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 70.02 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 154.05 FEET TO A POINT ON THE SOUTHERLY LINE OF STATE STREET; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 154.05 FEET TO A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF STATE STREET 163.50 FEET EAST OF THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERN LINE OF CRISSEY AVENUE TO A POINT ON THE NORTH LINE OF BLOCK 1 OF A.B. MOORE'S ADDITION TO GENEVA, I.R. 45 FEET EAST OF THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE 69.00 FEET TO A POINT WHICH IS 82 DEGREES 48 MINUTES EAST OF THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES 48 MINUTES WEST 158 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS. PIN 12-02-355-002.

PANEL 3
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF STATE STREET WITH THE EASTERN LINE OF CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE EASTERN LINE OF CRISSEY AVENUE 170.02 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 48 MINUTES EAST 154.05 FEET TO A LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF STATE STREET 163.50 FEET EAST OF THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE EASTERN LINE OF CRISSEY AVENUE TO A POINT ON THE NORTHERLY LINE OF BLOCK 1 OF A.B. MOORE'S ADDITION TO GENEVA, I.R. 45 FEET EAST OF THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE 93.51 FEET TO THE NORTHERLY LINE OF SAID MOORE'S ADDITION; THENCE WESTERLY ALONG SAID NORTHERLY LINE 160.45 FEET TO THE EASTERN LINE OF SAID CRISSEY AVENUE; THENCE NORTHERLY ALONG SAID EASTERN LINE 54.22 FEET TO THE POINT OF BEGINNING, IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS. PIN 12-02-355-003.

ADDRESS: 206 E. STATE STREET

ORDER NO. 2800

DJA CIVIL ENGINEERS & SURVEYORS
Dave Johnson and Associates, Ltd.
312 S. Hill Street
Wheaton, Illinois 60187
ph: 630-722-8800 fax: 630-722-8829
e-mail: DJA@DJASurveyors.net

STATE OF ILLINOIS
COUNTY OF DUPAGE, ILL.
I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREIN
DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED AT WHEATON, IL, THIS END DAY OF JULY A.D. 2009.
ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

CRISSEY AVENUE
STATE STREET



CRISSEY AVENUE
STATE STREET

CRISSEY AVENUE
STATE STREET

CRISSEY AVENUE
STATE STREET

CRISSEY AVENUE
STATE STREET

CRISSEY AVENUE
STATE STREET