



Medical Office Space

1000 RANDALL ROAD, SUITE 225, GENEVA, IL 60134

SALE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

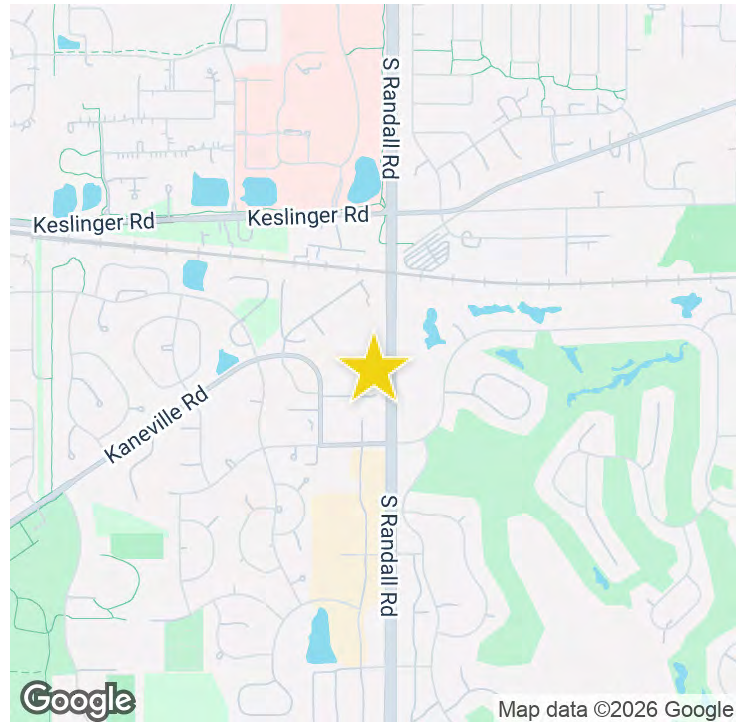
JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

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MEDICAL CONDO FOR SALE



OFFERING SUMMARY

Sale Price:	\$385,000
Available SF:	2,000 SF
Lot Size:	6.05 Acres
Year Built:	1990
Building Size:	21,750 SF
Zoning:	PUD
Traffic Count:	35,700
Use:	Medical

PROPERTY OVERVIEW

Expose your business to 700+ visitors per week in this busy medical building. Available unit is a turnkey medical office on the second floor, which could easily be converted to meet your needs. Front and back entries, lots of natural light, storage, and ample parking. Currently houses 5 exam rooms, large recovery area, large procedure room, private office, waiting area, reception, kitchen, and 2 restrooms (patient & staff). Ideal investment or owner/user opportunity. Beautifully maintained building and grounds with a condominium association.

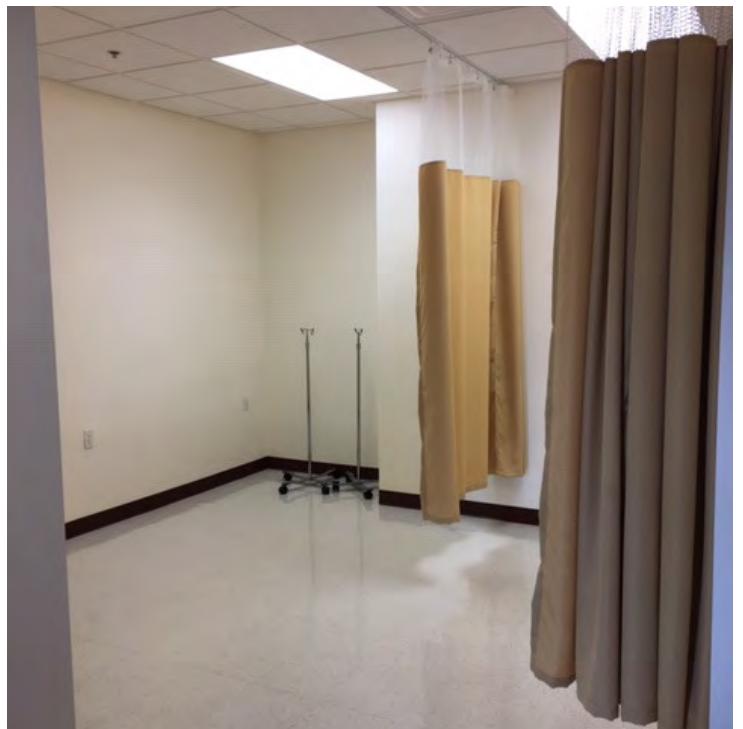
PROPERTY HIGHLIGHTS

- Medical/Therapy Use
- Turnkey 2,000+/- SF
- Exam Rooms
- Procedure and Recovery Rooms
- Private Offices
- Break Room
- Reception
- Waiting Area
- Storage Room
- Front and Back Entries
- Lots of Natural Light
- Ample Parking
- 1.5 Miles to Northwestern Medicine Delnor Hospital

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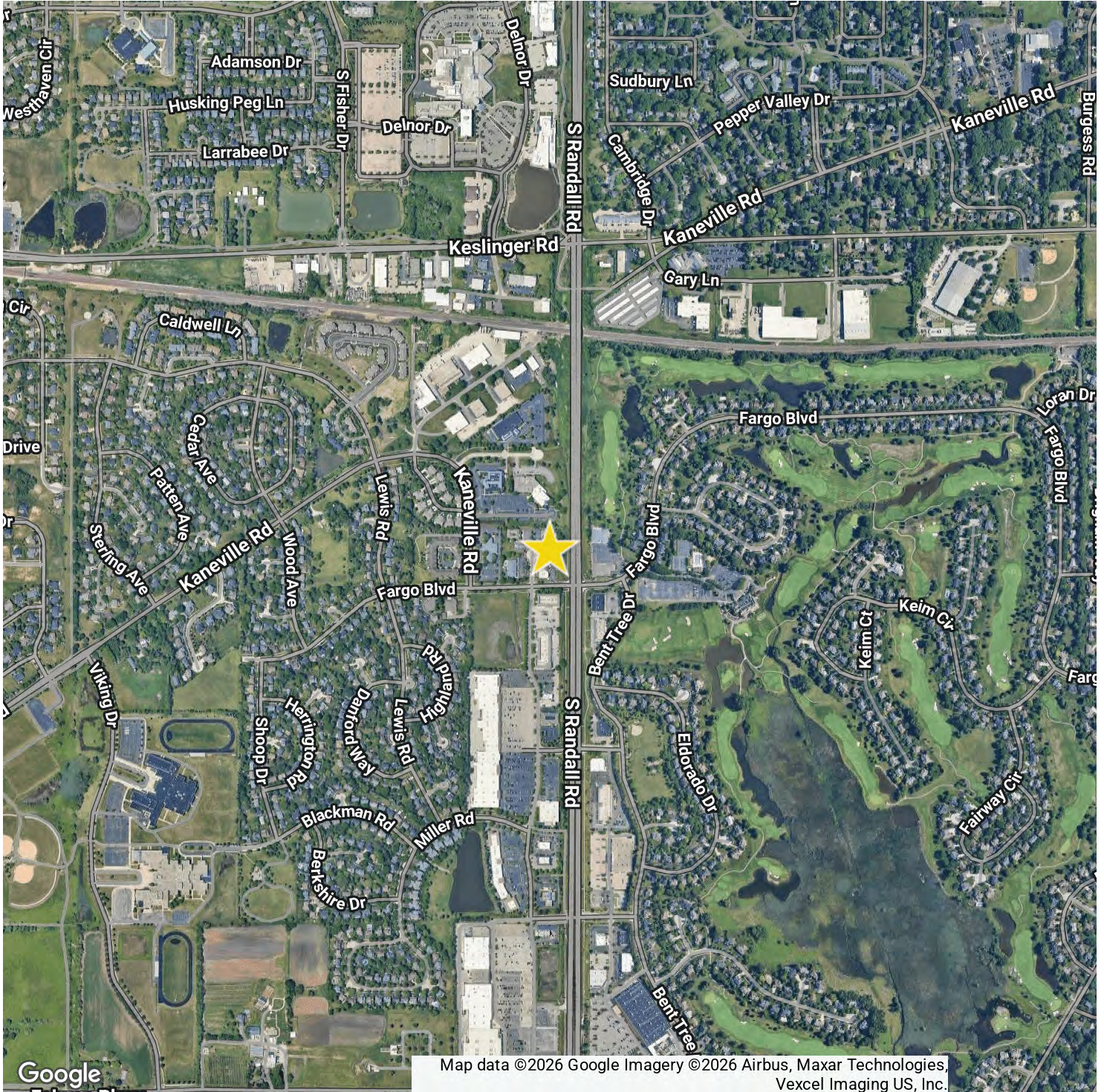
FOOTPRINT



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LOCATION MAP



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1000 RANDALL ROAD, SUITE 225, GENEVA, IL 60134

RETAILER MAP



2024 TAX BILL PAY 2025

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 12-08-276-021



1st
2
0
2
4

DUPLICATE

LU ENTERPRISES LLC
DR STEVE LU

1ST INSTALLMENT 2024	5,571.07
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$5,571.07
INSTALLMENT BALANCE DUE	Paid on 05/23/2025 \$0.00
DUE ON OR BEFORE 06/02/25	

Check for mailing address change / Remove stub and remit with payment

1208276021100000000000602259

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 12-08-276-021



2nd
2
0
2
4

DUPLICATE

LU ENTERPRISES LLC
DR STEVE LU

2ND INSTALLMENT 2024	5,571.07
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$5,571.07
INSTALLMENT BALANCE DUE	Paid on 08/19/2025 \$0.00
DUE ON OR BEFORE 09/02/25	

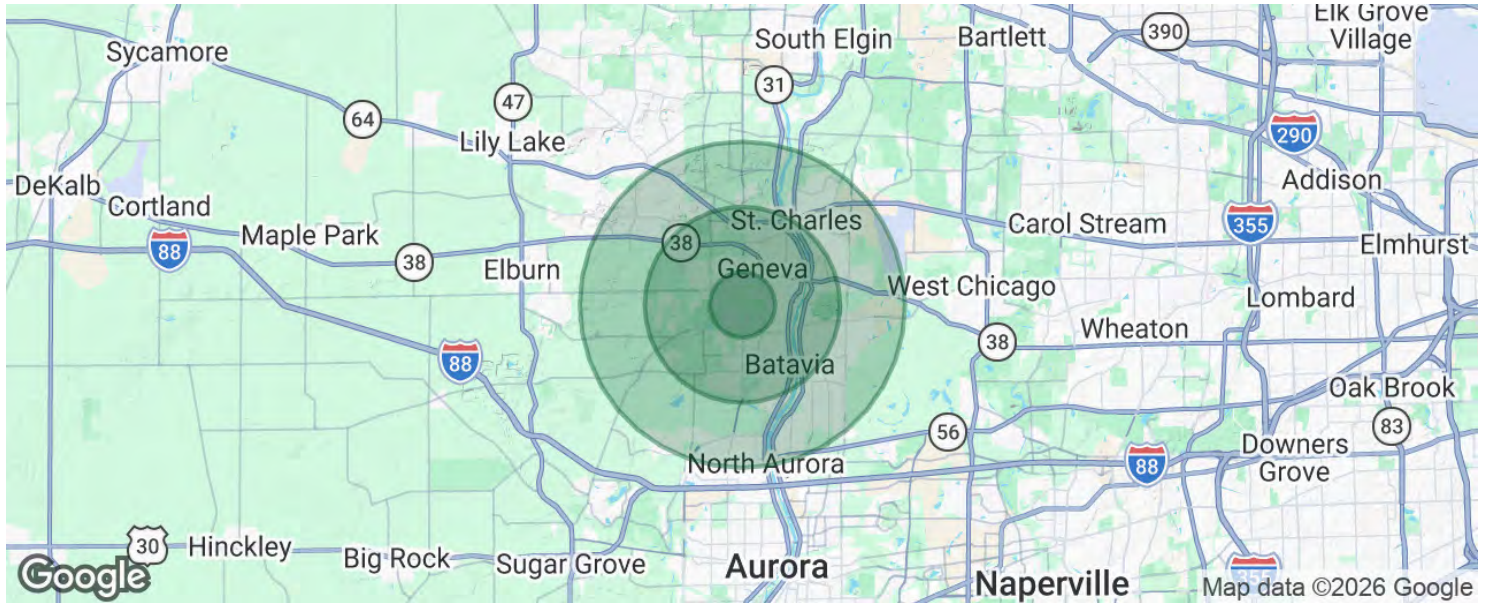
Check for mailing address change / Remove stub and remit with payment

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Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024	Parcel Number: 12-08-276-021		TIF RATE	NA
0.256650	\$341.38	KANE COUNTY	0.257803	\$348.26	Late Payment Schedule			
0.052912	\$70.43	KANE COUNTY	0.050019	\$73.24			1st	2nd
0.126782	\$171.44	KANE FOREST PRESERVE	0.146712	\$214.83	Jan 3 Thru Jul 2			
0.000598	\$8.14	KANE FOREST PRESERVE	0.000096	\$13.14	Jul 3 Thru Aug 2			
0.048517	\$64.59	GENEVA TOWNSHIP	0.045192	\$60.18	Aug 3 Thru Sept 2			
0.024227	\$32.25	GENEVA TWP ROAD DIST	0.022571	\$30.05	Sept 3 Thru Oct 2			
0.236429	\$314.79	GENEVA CITY	0.186609	\$273.25	Oct 3 Thru Oct 31			
0.279844	\$371.19	GENEVA CITY	0.292055	\$427.68	Payment on or after Sept 15, 2025. Please see instructions on reverse side to LATE PAYMENTS.			
5.628115	\$7,492.15	GENEVA SCH DIST 304	5.191511	\$7,022.03	Mail To:			
0.196965	\$261.00	GENEVA SCH DIST 304	0.182549	\$267.31	LU ENTERPRISES LLC			
0.453416	\$603.59	WALDRIDGE COLLEGE #16	0.420090	\$615.15	DR STEVE LU			
0.453542	\$603.74	GENEVA PARK DISTRICT	0.420994	\$616.42	Property Location:			
0.023679	\$31.52	GENEVA PARK DISTRICT	0.022453	\$32.80	1000 RANDALL RD UNIT 225			
0.403508	\$537.15	GENEVA LIBRARY	0.369375	\$545.89	GENEVA, IL 60134			
0.019427	\$25.86	GENEVA LIBRARY	0.021121	\$30.92	Township			
0.000000	\$0.00	GENEVA SSA 25	0.000000	\$0.00	02			
					Tax Code			
					02045			
					Notes			
					Tax Rate			
					7.609080			
					Sold at Tax Sale			
					Homestead Tax			
					First Installment Tax			
					5,571.07			
					Second Installment Tax			
					5,571.07			
					Adjustment			
					Penalty			
					Other Fees			
					Paid on			
					05/23/2025			
					Paid on			
					08/19/2025			
					TOTAL			
					7.609080			
					\$11,142.14			

2024 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,488	55,552	118,634
Median age	42.6	40.2	38.9
Median age (Male)	41.6	39.4	38.1
Median age (Female)	43.0	40.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,910	20,462	42,336
# of persons per HH	2.9	2.7	2.8
Average HH income	\$131,980	\$106,823	\$109,361
Average house value	\$408,118	\$345,626	\$360,759

TRAFFIC COUNTS

35,700/day

* Demographic data derived from 2020 ACS - US Census

MEDICAL CONDO FOR SALE

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

AGENCY DISCLOSURE



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

EXCLUSIVE BROKER



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.