

LOW INTEREST ASSUMABLE LOAN



SALE

DuPage Professional Office Available

533 W. NORTH AVENUE

Elmhurst, IL 60126

PRESENTED BY:

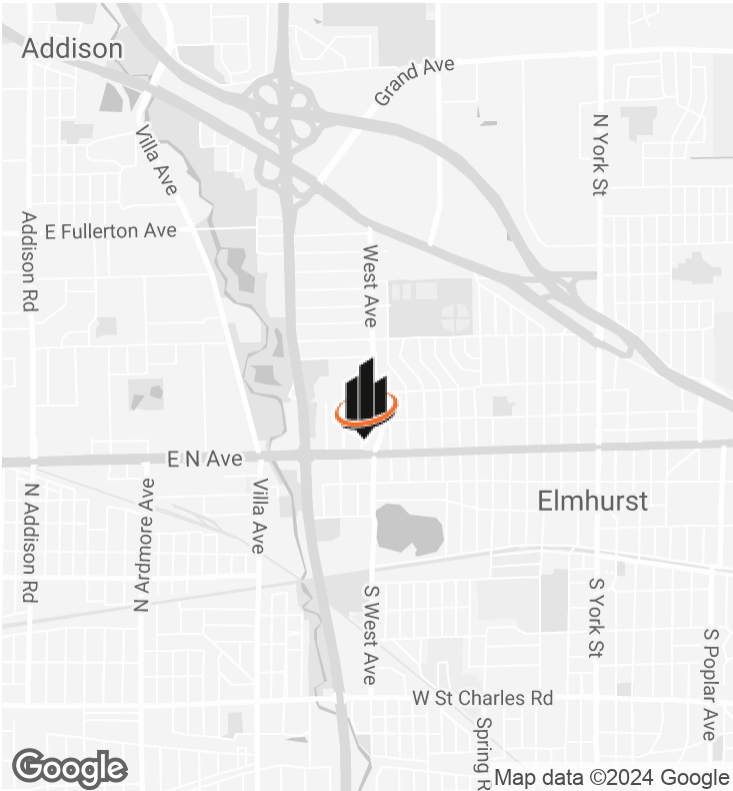
KAREN KULCZYCKI, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	26,562 SF
LOT SIZE:	0.74 Acres
YEAR BUILT:	1970
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	03-34-414-016; 03-34-414-017

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present DuPage Professional Office located at 533 W. North Avenue, Elmhurst, Illinois in DuPage County. This +/- 26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 8,641 SF, elevator access to the second floor and lower level. Frontage along North Avenue with 80 parking spaces. Monumental signage, well maintained, low DuPage County taxes. Seller Financing or Assumable Mortgage.

PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers

PROPERTY AERIAL



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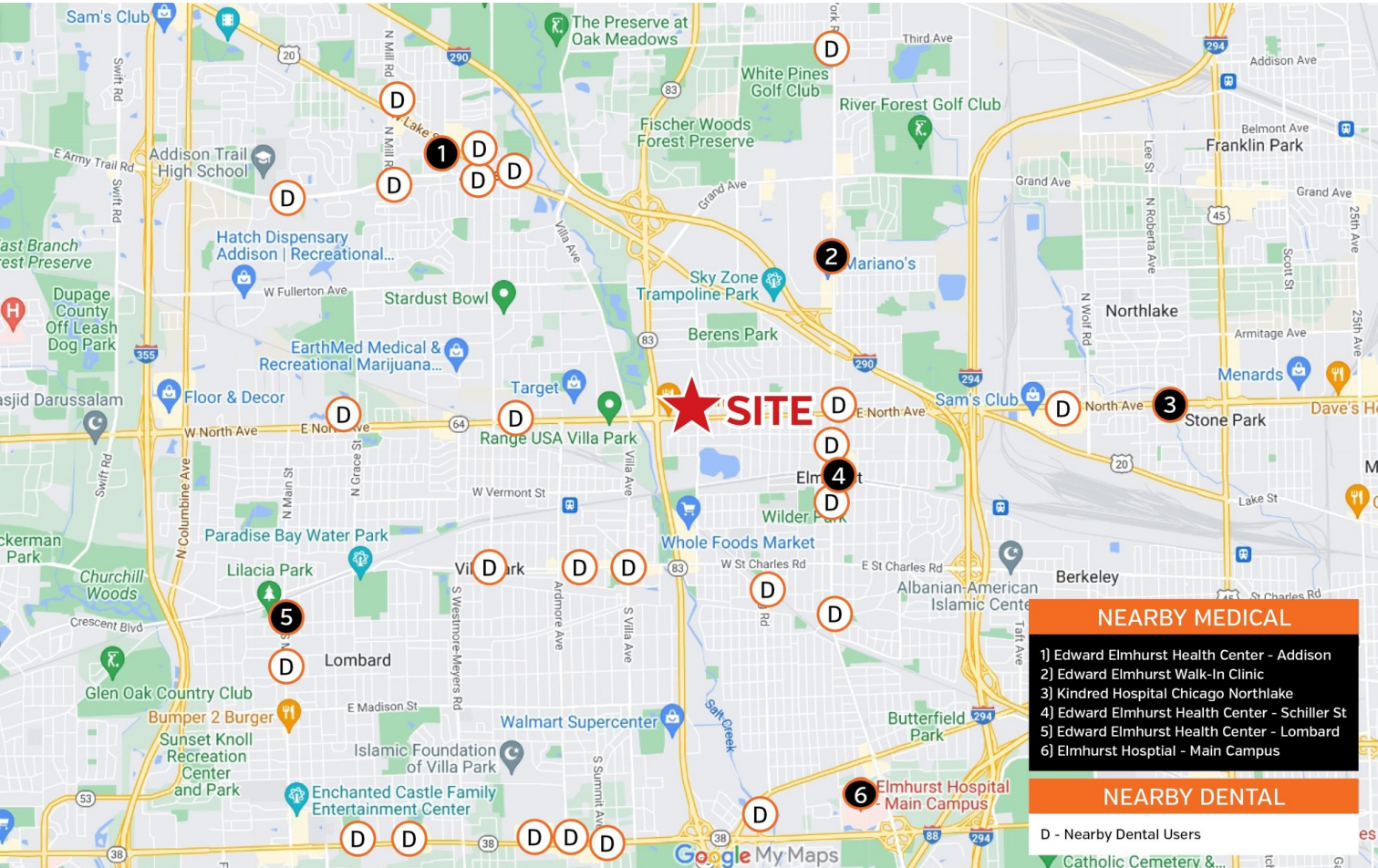
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RETAILER MAP



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NEARBY MEDICAL



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ADDITIONAL PHOTOS



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Vacant	1,315 SF	4.95%	-	-	-	-
101	Phantom Distribution	1,866 SF	7.03%	\$14.47	\$27,000.00	12/1/2023	11/30/2024
102	Vacant	5,460 SF	20.56%	-	-	-	-
200	Oral & Maxillofacial Surgery	4,190 SF	15.77%	\$29.08	\$121,843.56	01/01/2010	05/31/2025
202	Vacant	1,164 SF	4.38%	-	-	-	-
204	Chiropractor	2,109 SF	7.94%	\$16.12	\$33,990.00	07/01/2022	02/28/2029
206	Internal Medicine	1,360 SF	5.12%	\$24.70	\$33,588.00	04/01/2005	MTM
LL10	Office User	515 SF	1.94%	\$9.55	\$4,920.00	05/15/2020	04/30/2025
LL30	Vacant	1,257 SF	4.73%	-	-	-	-
LL50	Vacant	1,450 SF	5.46%	-	-	-	-
LL60	Storage	500 SF	1.88%	\$10.00	\$4,999.92	06/01/2010	05/31/2025
LL70	Vacant	1,181 SF	4.45%	-	-	-	-
LL80	-	866 SF	3.26%	-	-	-	-
LL85	Vacant-Storage	196 SF	0.74%	-	-	-	-
TOTALS		23,429 SF	88.21%	\$103.92			
AVERAGES		1,674 SF	6.30%	\$17.32			

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INCOME & EXPENSES

INCOME SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

VACANCY COST	\$0
GROSS INCOME	\$ 237,742

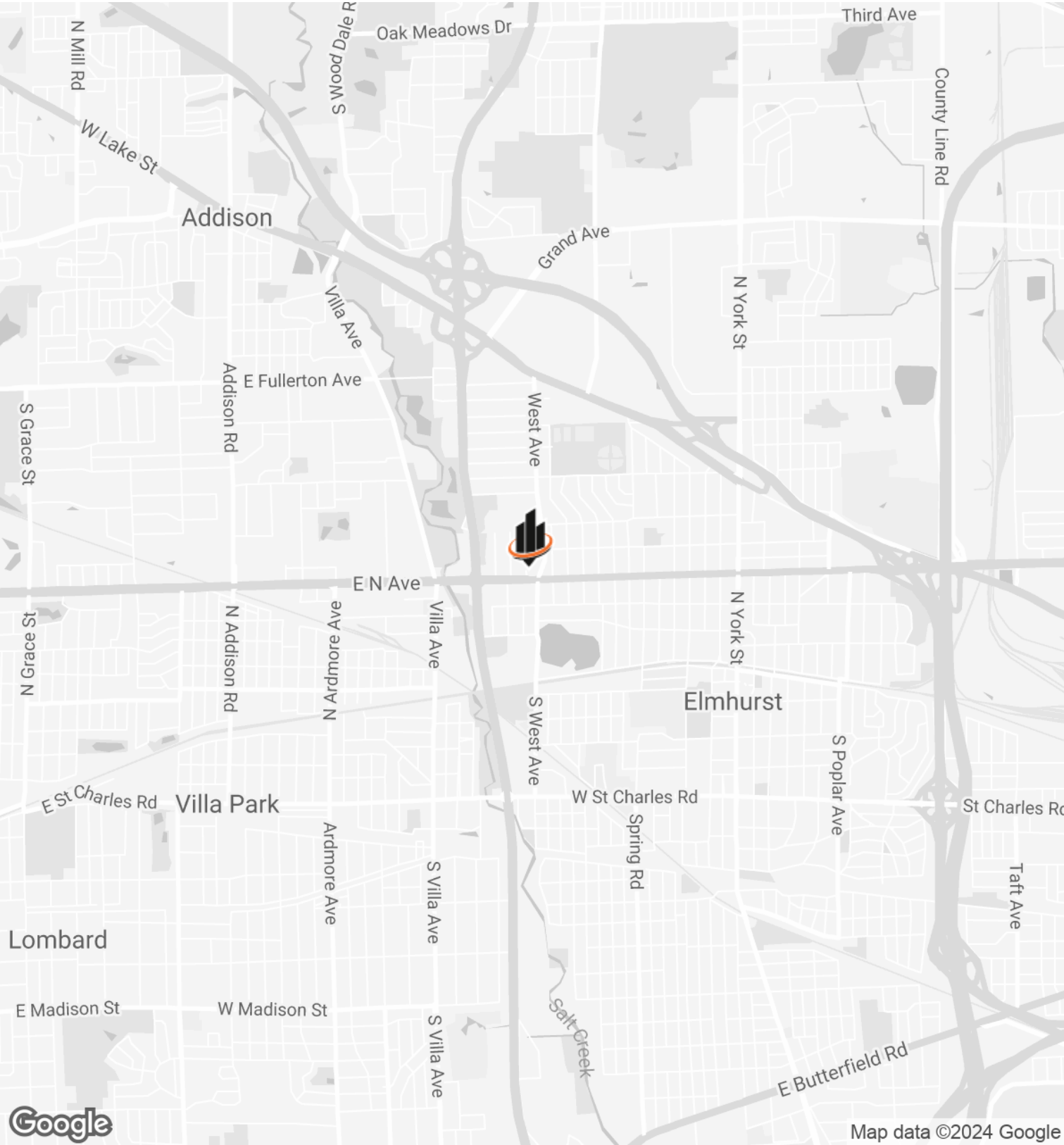
EXPENSES SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

TAXES (2022)	\$31,671
INSURANCE	\$9,300
ELEVATOR INSPECTION & REPAIRS	\$3,845
LANDSCAPING & SNOW REMOVAL	\$9,950
FIRE SYSTEM INSPECTION & REPAIRS	\$1,720
WASTE DISPOSAL & PEST CONTROL	\$4,000
REPAIRS & MAINTENANCE	\$7,090
ELECTRIC	\$20,817
HVAC	\$2,490
GAS	\$6,140
WATER & SEWER	\$13,100
OPERATING EXPENSES	\$110,123
NET OPERATING INCOME	\$127,619

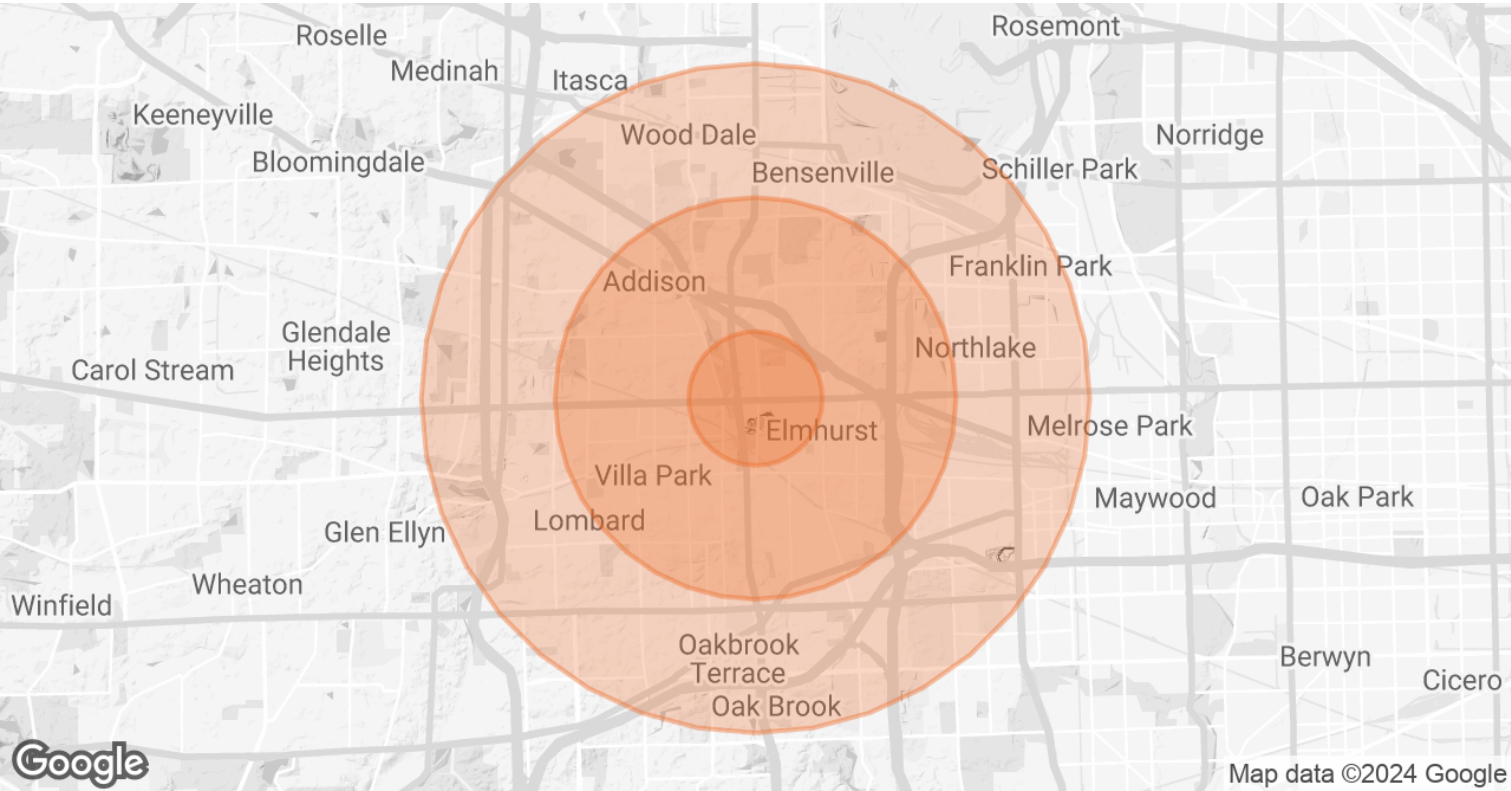
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,942	113,519	274,144
AVERAGE AGE	37.5	38.8	39.2
AVERAGE AGE (MALE)	38.3	38.3	38.2
AVERAGE AGE (FEMALE)	37.1	39.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,577	42,049	102,660
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$145,990	\$113,527	\$97,794
AVERAGE HOUSE VALUE	\$445,592	\$336,049	\$285,703

2020 American Community Survey (ACS)

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