

Office Condo For Sale
3845 McCoy Dr, Unit 107, Aurora, Illinois

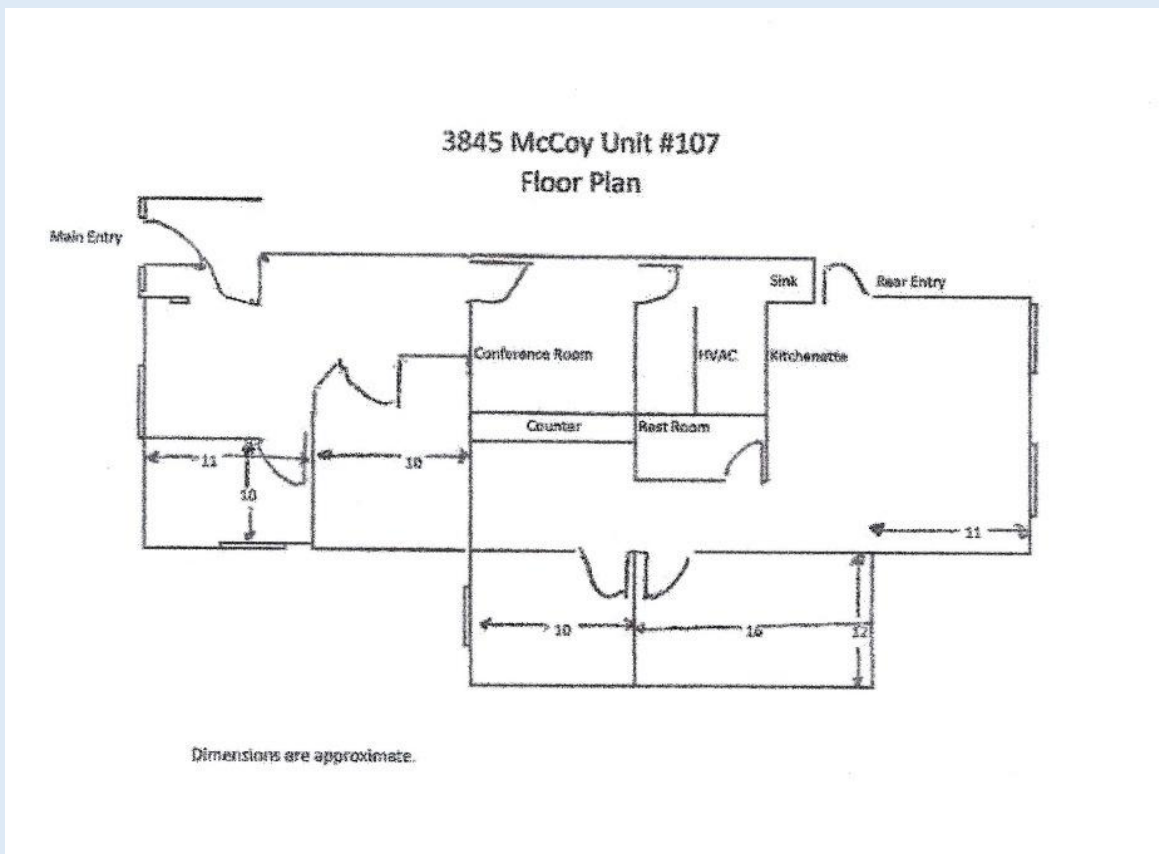


3845 McCoy Dr, Unit 107
Aurora, Illinois

Shepherd Group  LLC

Frank Sakelaris, 630-247-3683
fsakelaris@shepherd-grp.com

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Floor plan of Unit 107

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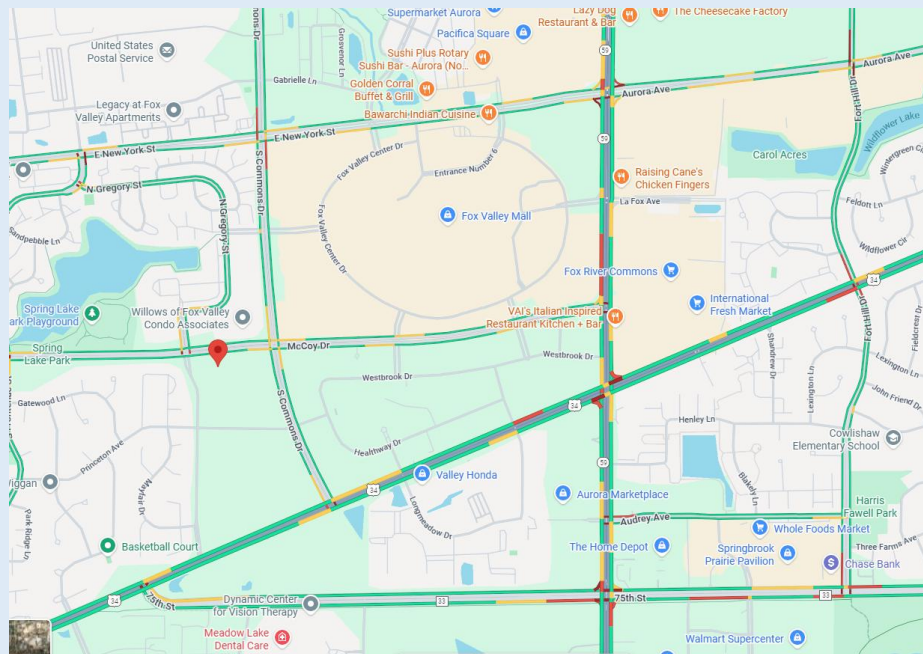
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Aerial view showing quick access to Rt 59

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Offering \$330,000

Class A office condo for sale located in Vastu Commons Office Park. Situated in a high traffic area, this condo is just blocks away from Rt 59 Fox Valley Center and the new Block 59, a premier dining and entertainment destination. Ideal for an owner/use or investment. There is currently a tenant in place who is interested in renewing lease. The property benefits from the low DuPage County taxes.

Property Highlights

- 1,588 sf office condo
- 4 private offices
- Conference room
- Kitchenette
- Abundant parking



Offering Summary

- Sale Price \$330,000
- Potential Rental Income \$33,000 to \$38,000 / year
- Real Estate Taxes \$5,790
PIN: 07-28-110-010
- Association expenses \$4,656 / year
- NOI \$23,000 to \$28,000 / year

Offering Guidelines

Please reach out to Frank Sakelaris at Shepherd Group LLC for any questions or interest as it relates to this offering. If interested in acquiring the property, please submit an LOI to fsakelaris@shepherd-grp.com

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Interior Pictures – Current tenant operates an autism daycare facility



Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	42,875	261,289	761,755
2024 Population	43,759	259,149	757,050
2029 Population Projection	43,363	257,513	757,161
Annual Growth 2020-2024	0.5%	-0.2%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Median Age	36.4	37.9	38.9
Bachelor's Degree or Higher	57%	48%	45%
U.S. Armed Forces	43	194	352

Households			
	2 miles	5 miles	10 miles
2020 Households	15,728	90,579	267,886
2024 Households	15,961	90,169	266,374
2029 Household Projection	15,796	89,615	266,191
Annual Growth 2020-2024	0.4%	0.2%	0.5%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Owner Occupied Households	9,378	61,083	193,433
Renter Occupied Households	6,417	28,532	72,758
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$590.2M	\$3.4B	\$10B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$134,809	\$133,178	\$127,180
Median Household Income	\$107,902	\$105,337	\$101,748
< \$25,000	1,068	8,320	24,172
\$25,000 - 50,000	1,476	11,479	34,598
\$50,000 - 75,000	2,521	12,538	39,070
\$75,000 - 100,000	2,170	10,554	33,166
\$100,000 - 125,000	2,357	10,275	31,176
\$125,000 - 150,000	1,393	7,910	25,921
\$150,000 - 200,000	1,989	11,185	32,977
\$200,000+	2,986	17,908	45,293