

703 Childs St.

Wheaton, IL 60187

COMMERCIAL BUILDING FOR SALE



john
green
COMMERCIAL

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



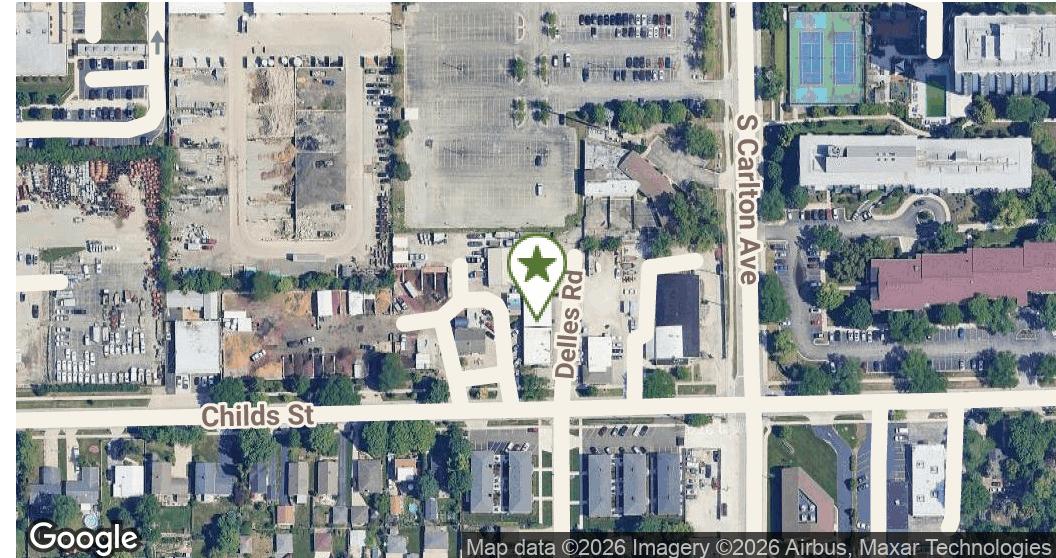
OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.31 Acres
Year Built:	1947
Building Size:	4,405 SF
Zoning:	M1
Taxes:	\$10,574

Shawn LaBrasseur
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PROPERTY OVERVIEW

This 4,405± SF single-story building is a passive investment opportunity leased through January 31, 2028. Zoned M1 and situated on a 0.31± acre site, the property features a functional interior layout with an open area, built-out office space, break room, restrooms, and ample storage. Additional features include an enclosed outdoor artificial exercise area and on-site parking.

LOCATION OVERVIEW

Highly walkable area with nearby traffic counts reported around 4,153 VPD at S. Carlton Ave & Childs St.

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Dog Training & Behavior Solutions

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ABOUT THE TENANT

The Canine's Voice is a specialized dog-training and behavior-focused operation led by a certified professional trainer. The business provides individualized, science-based training programs for dogs with behavioral needs, along with structured services such as board-and-train, behavioral daycare, and group classes. <https://thecaninesvoice.com/>

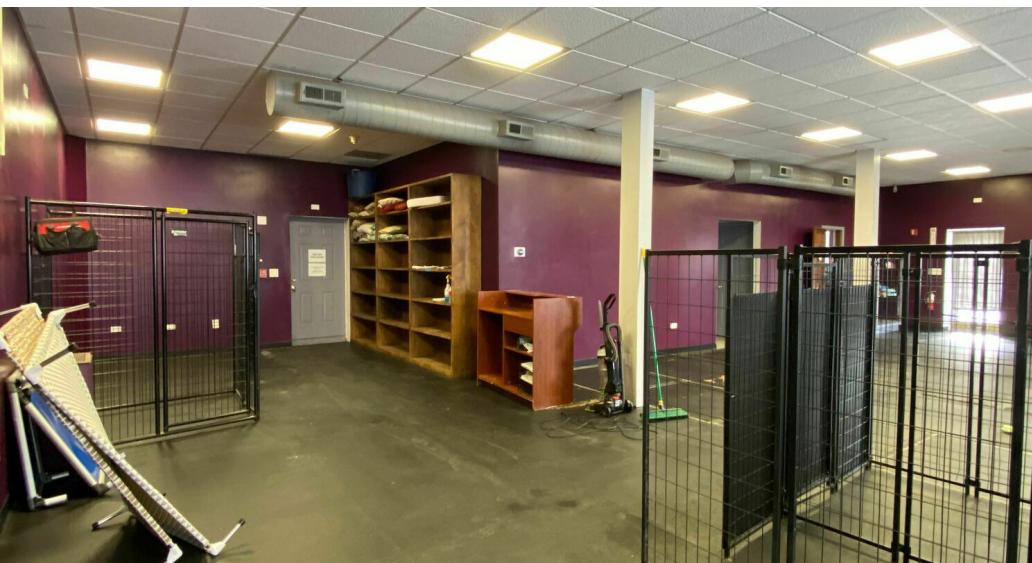
LEASE DETAILS

Tenant Name:	The Canine's Voice
Lease Type:	Double net
Lease Term:	2/7/25-1/31/28
Renewal Option:	1 year option
Escalations:	Annual increases
Tenant Responsibilities:	Real estate taxes Insurance reimbursement Utilities Routine maintenance

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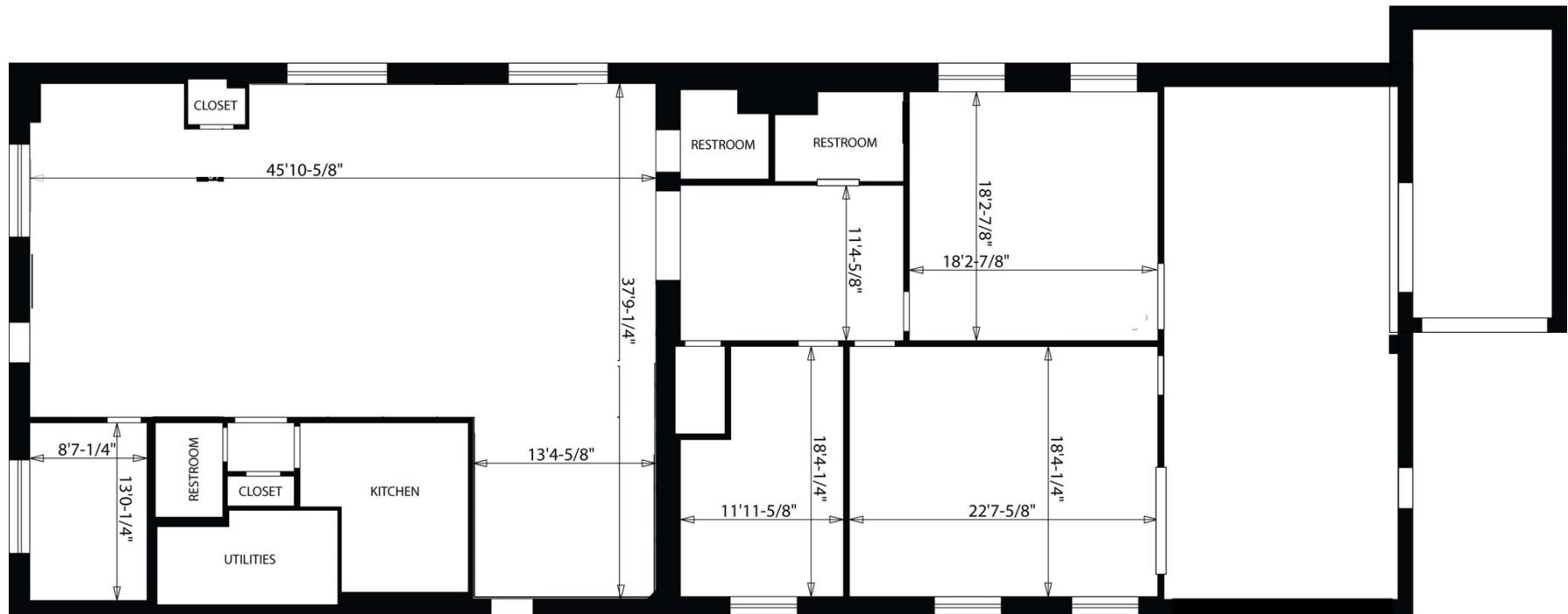
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Floor Plan

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POPULATION

0.3 MILES 0.5 MILES 1 MILE

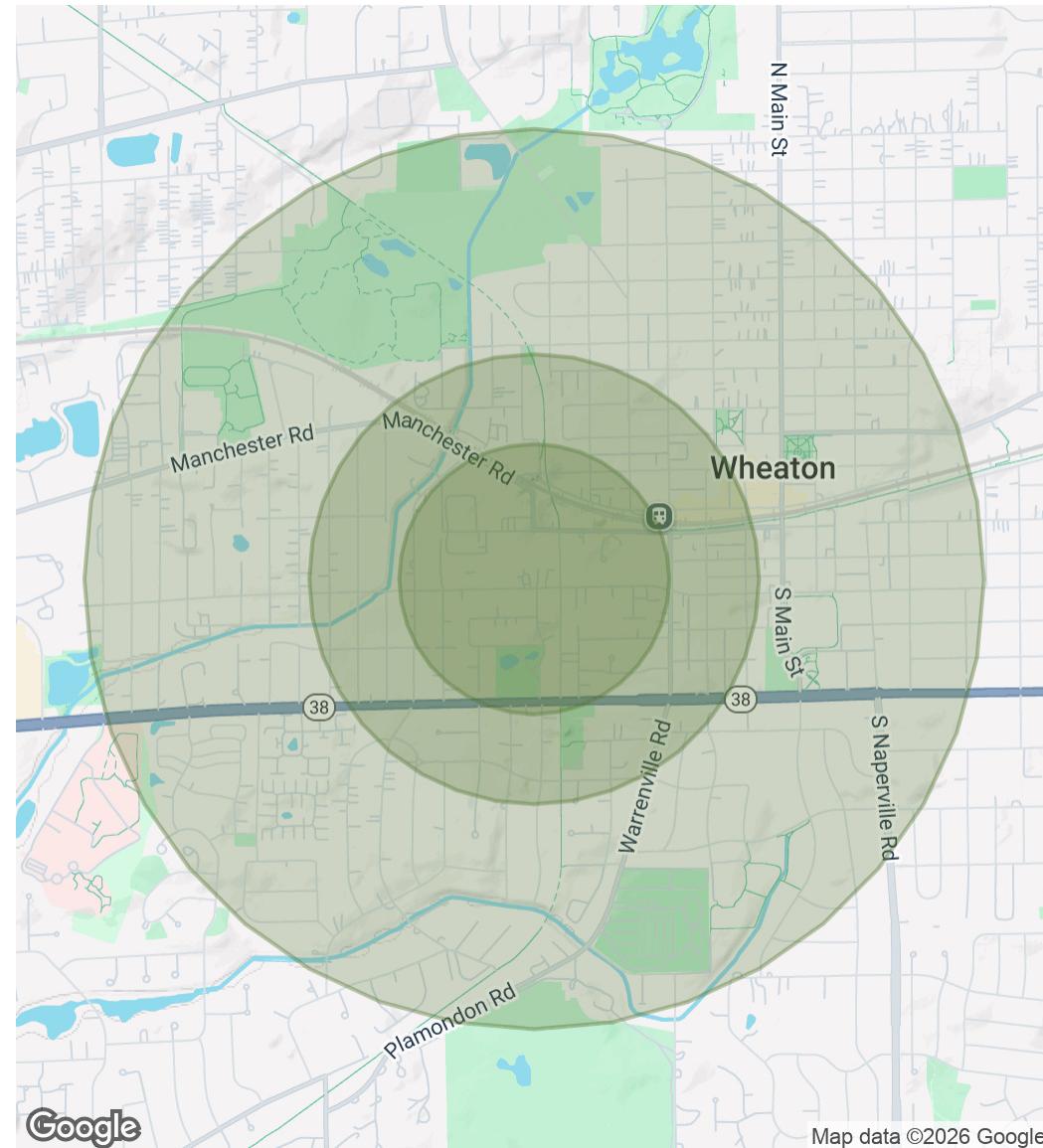
	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,421	4,250	13,867
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

Total Households	579	1,750	5,436
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$156,828	\$168,077	\$174,274
Average House Value	\$454,480	\$471,825	\$510,004

Demographics data derived from AlphaMap



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