



**SALE**

# Value-Add Landmark Building

**4 E WILSON ST**

Batavia, IL 60510

**PRESENTED BY:**

**NEIL JOHNSON**  
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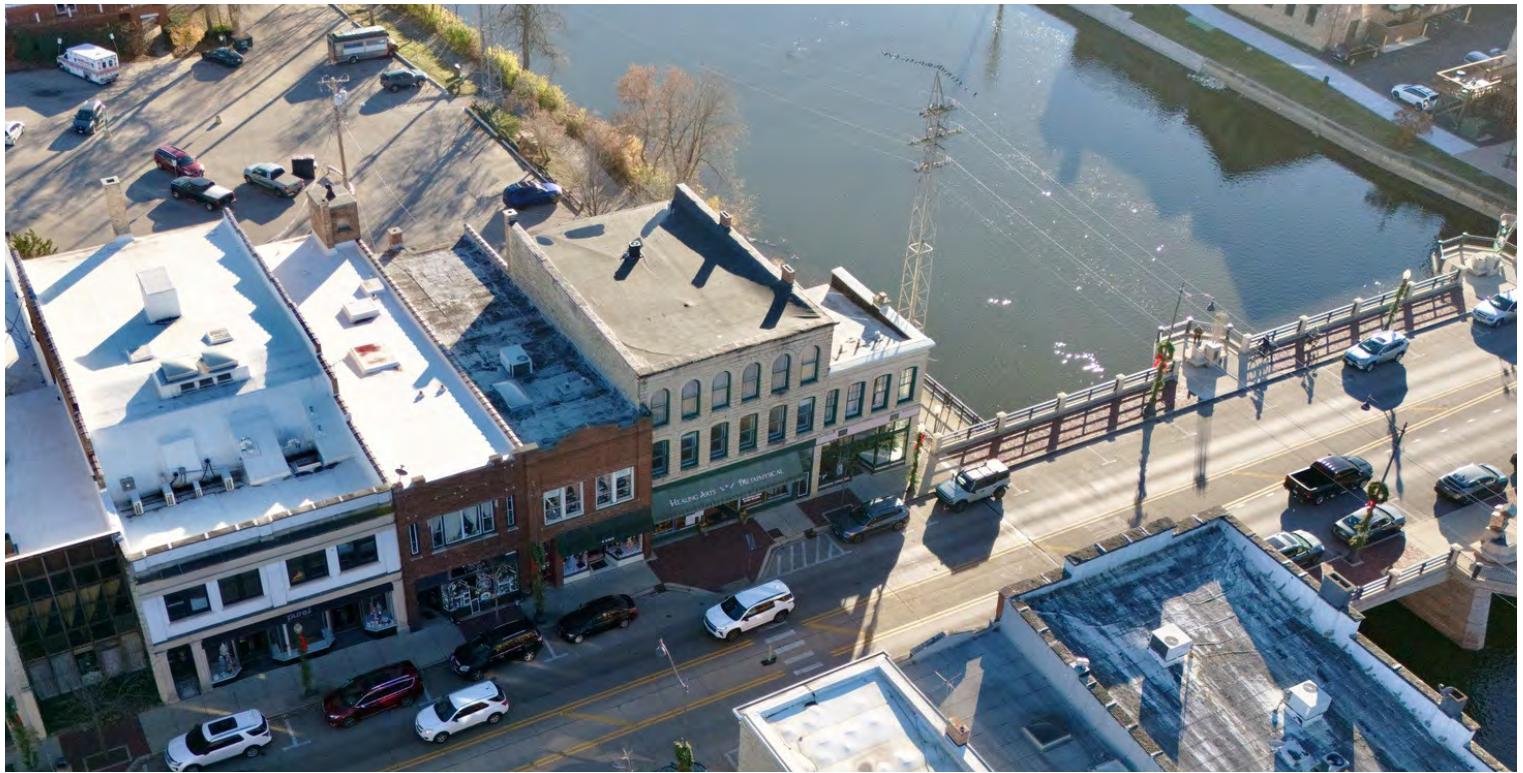
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**VALUE-ADD LANDMARK BUILDING** | 4 E Wilson St Batavia, IL 60510

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$888,000
<b>BUILDING SIZE:</b>	11,600 SF
<b>LOT SIZE:</b>	4,790 SF
<b>YEAR BUILT:</b>	1895
<b>ZONING:</b>	DMU Downtown Mixed Use
<b>MARKET:</b>	Chicago - far west
<b>SUBMARKET:</b>	Kane County
<b>APN:</b>	12-22-258-003

## PROPERTY OVERVIEW

Value-add, landmark stone masonry commercial building. Located near the Fox River & Batavia's riverwalk. This vintage building is ideal for a mix of uses (retail / office / residential). Street parking and adjacent public lot, plus 3 private spaces. The property features four usable floors totaling 11,600+ sf plus sub-basement with additional storage and mechanicals. Zoned DMU (Downtown Mixed Use). There is excellent investment / redevelopment potential or owner-user opportunity with income.

The first floor & walk-out rear lower level has an established retail tenant, with the flexibility to divide in the future. Second & third floors offer a mix of private and large open office spaces with plenty of windows overlooking downtown Batavia and the Fox River. 2024 taxes \$19,561.

## LOCATION OVERVIEW

In the heart of Batavia's central business district. Located just east of the Fox River bridge on Wilson St. The property is adjacent to Batavia's Riverwalk, surrounded by shopping & dining. Nearby retailers include Walgreens, Limestone Coffee & Tea, Sturdy Shelter Brewing, GOAT Restaurant and Batavia Creamery. 2025 Demographics (5 mi): Population - 113,702. Avg household income - \$154,122.

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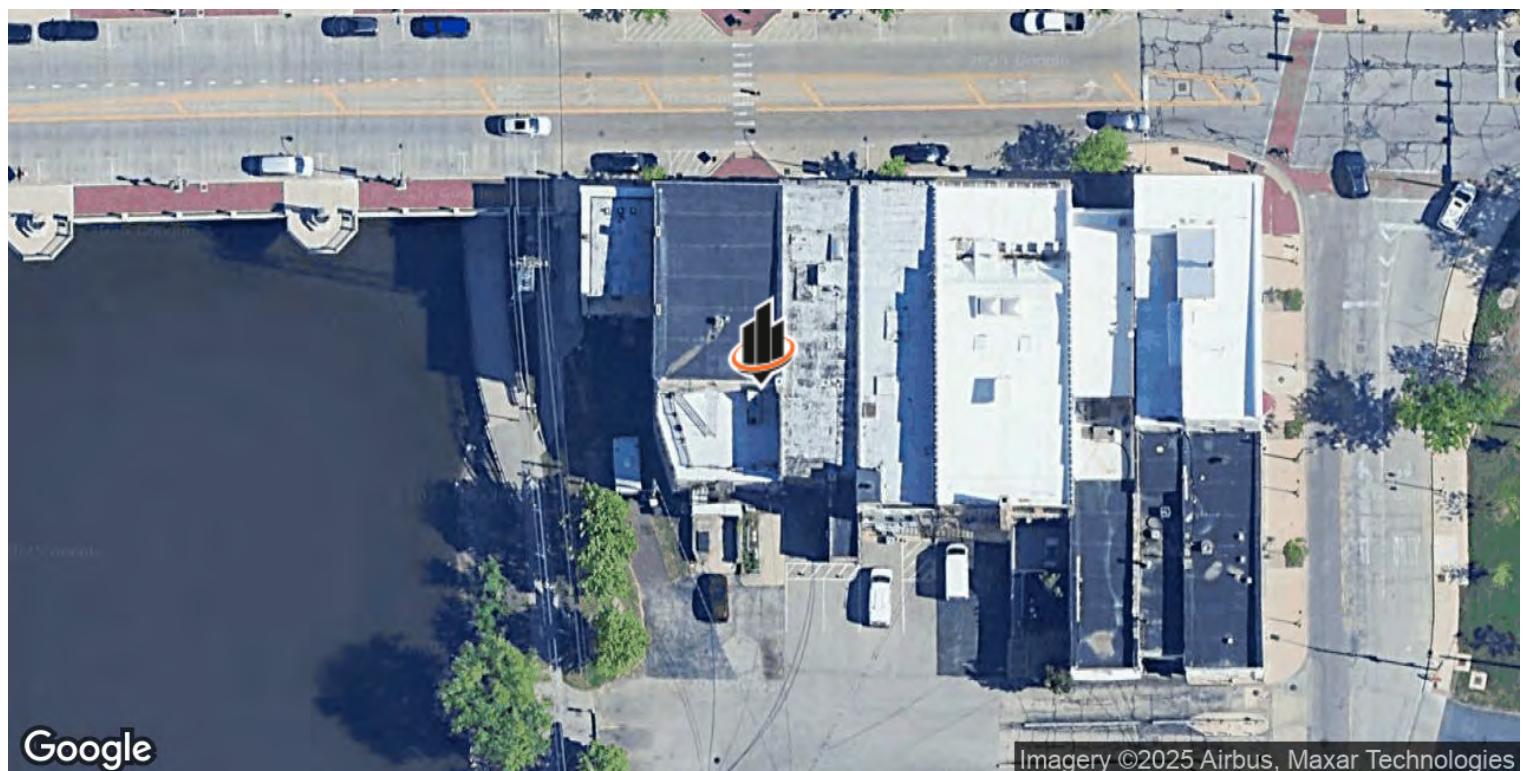
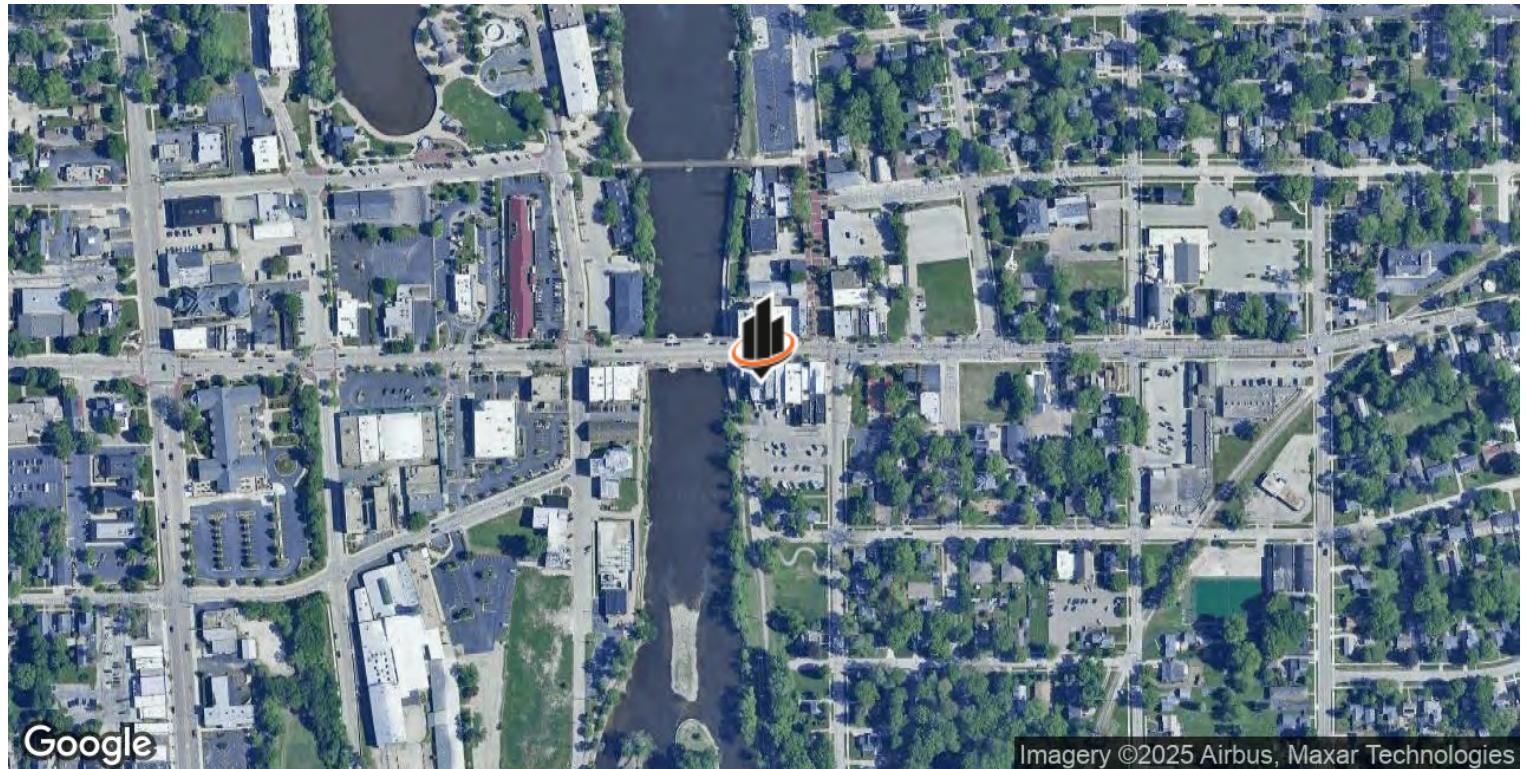
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## AERIAL MAP



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# HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 11,600+ Leasable Area on Four Levels
- Attractive Stone Masonry Construction
- Overlooking Downtown Batavia & Fox River
- Private Parking with Adjacent Public Lot
- Owner/User or Investment Opportunity
- Retail Tenant on 1st Floor Plus Lower Level
- 2nd Floor Vacant Office Space With Residential Potential
- 3rd floor With Office or Residential Potential
- Zoned DMU (Downtown Mixed Use)



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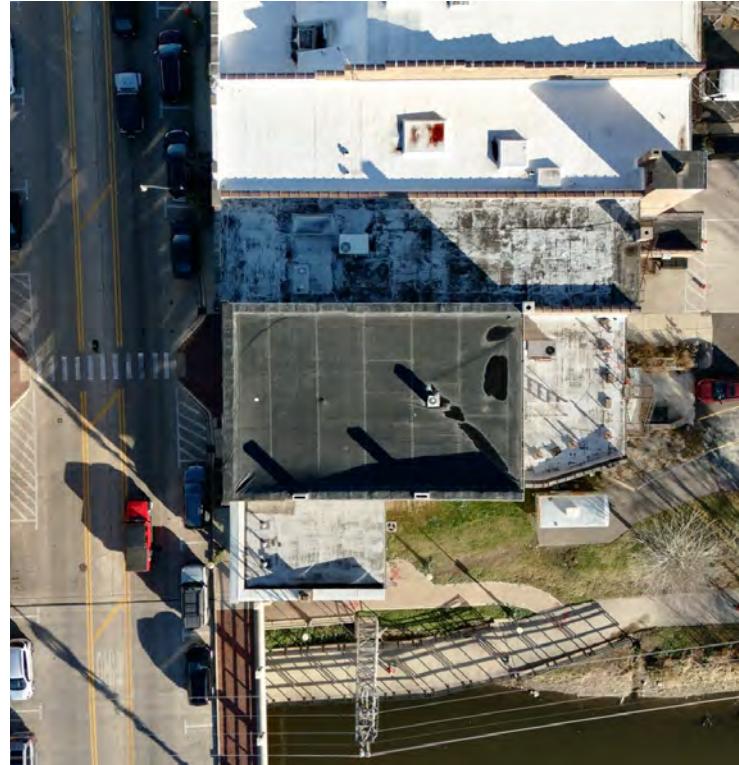


## PROPERTY DETAILS

SALE PRICE	\$888,000
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## LOCATION INFORMATION

BUILDING NAME	Value-Add Landmark Building
STREET ADDRESS	4 E Wilson St
CITY, STATE, ZIP	Batavia, IL 60510
COUNTY	Kane
MARKET	Chicago - far west
SUB-MARKET	Kane County
CROSS-STREETS	Wilson St
SIDE OF THE STREET	South
ROAD TYPE	Paved
NEAREST HIGHWAY	I-88 / I-90



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	DMU Downtown Mixed Use
LOT SIZE	4,790 SF

## BUILDING INFORMATION

BUILDING SIZE	11,600 SF
NOI	\$30,434.00
OCCUPANCY %	62.0%
TENANCY	Multiple
AVERAGE FLOOR SIZE	2,885 SF
YEAR BUILT	1895
ROOF	2007 (EPDM)



## FIRST FLOOR & LOWER LEVEL



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## RENT ROLL

UNIT	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Street/Lower Level	Healing Arts	6,800 SF	58.62%	\$9.78	\$66,504.00	10/01/15	12/31/28
2nd Floor	Vacant	2,400 SF	20.69%	-	-	-	-
3rd Floor	Vacant	2,400 SF	20.69%	-	-	-	-
<b>TOTALS</b>		<b>11,600 SF</b>	<b>100%</b>	<b>\$9.78</b>	<b>\$66,504.00</b>		

SF totals are approximate and not inclusive of the sub basement.

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## TENANT PROFILE



### TENANT HIGHLIGHTS

- Long-Term Tenant
- Occupies Street Level & Lower Level Retail Unit
- Signature Holistic Services
- Extensive Programs
- Regular Events & Workshops
- Personalized, Client-Centered Care
- Retail Storefront
- Variety of Revenue Streams

### TENANT OVERVIEW

<b>COMPANY:</b>	Healing Arts & Metaphysical
<b>FOUNDED:</b>	March of 2013
<b>LEASE RATE:</b>	\$9.78/sf/yr MG
<b>WEBSITE:</b>	healingartsmetaphysical.com

### RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
2025	\$48,900
2026	\$49,500
2027	\$50,100
2028	\$50,400

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2025	\$48,900
2026	\$49,500
2027	\$50,100
2028	\$50,400

Healing Arts Metaphysical Center provides services and products based on different healing modalities from cultures worldwide to bring harmony and balance into all aspects of daily lives.

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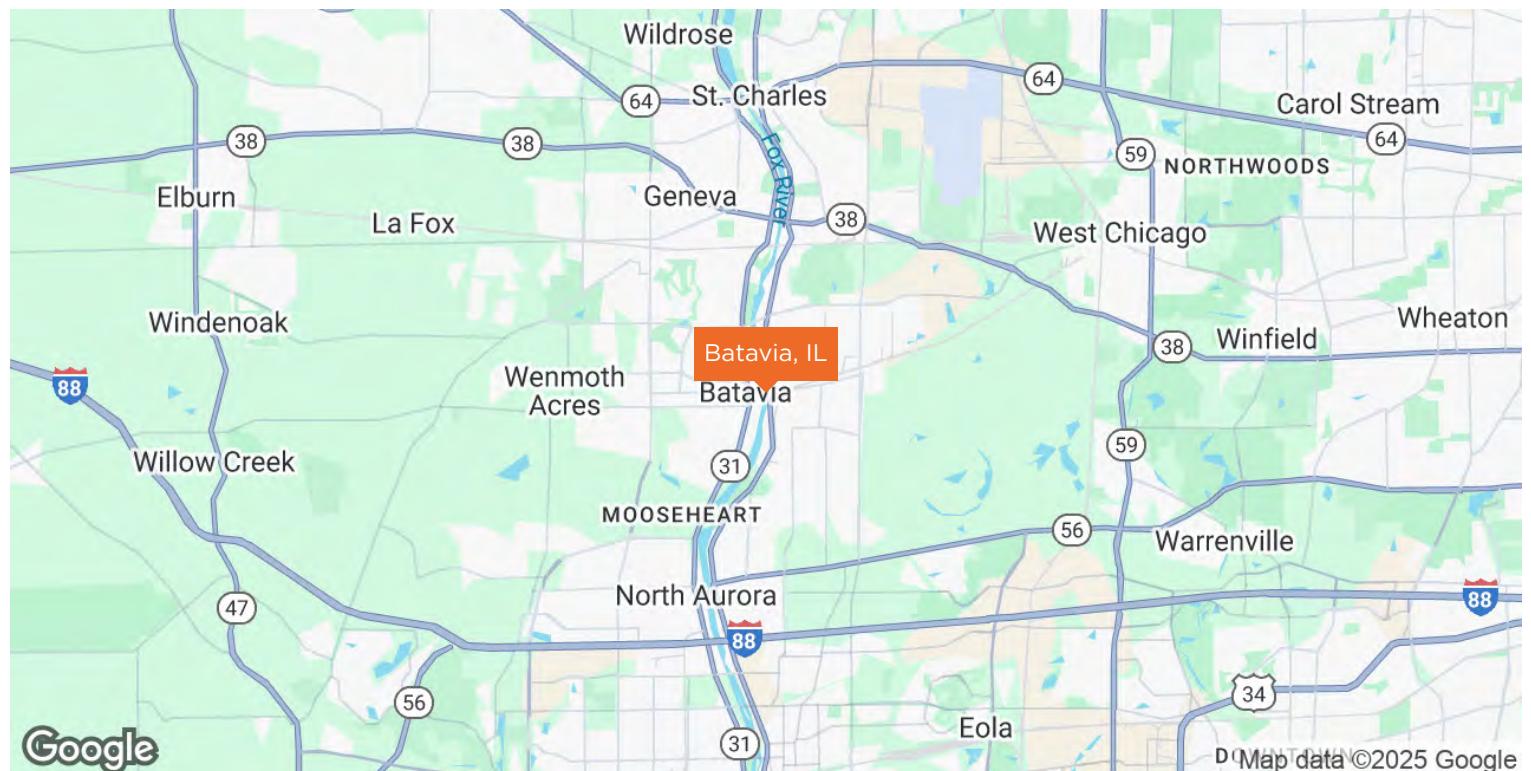
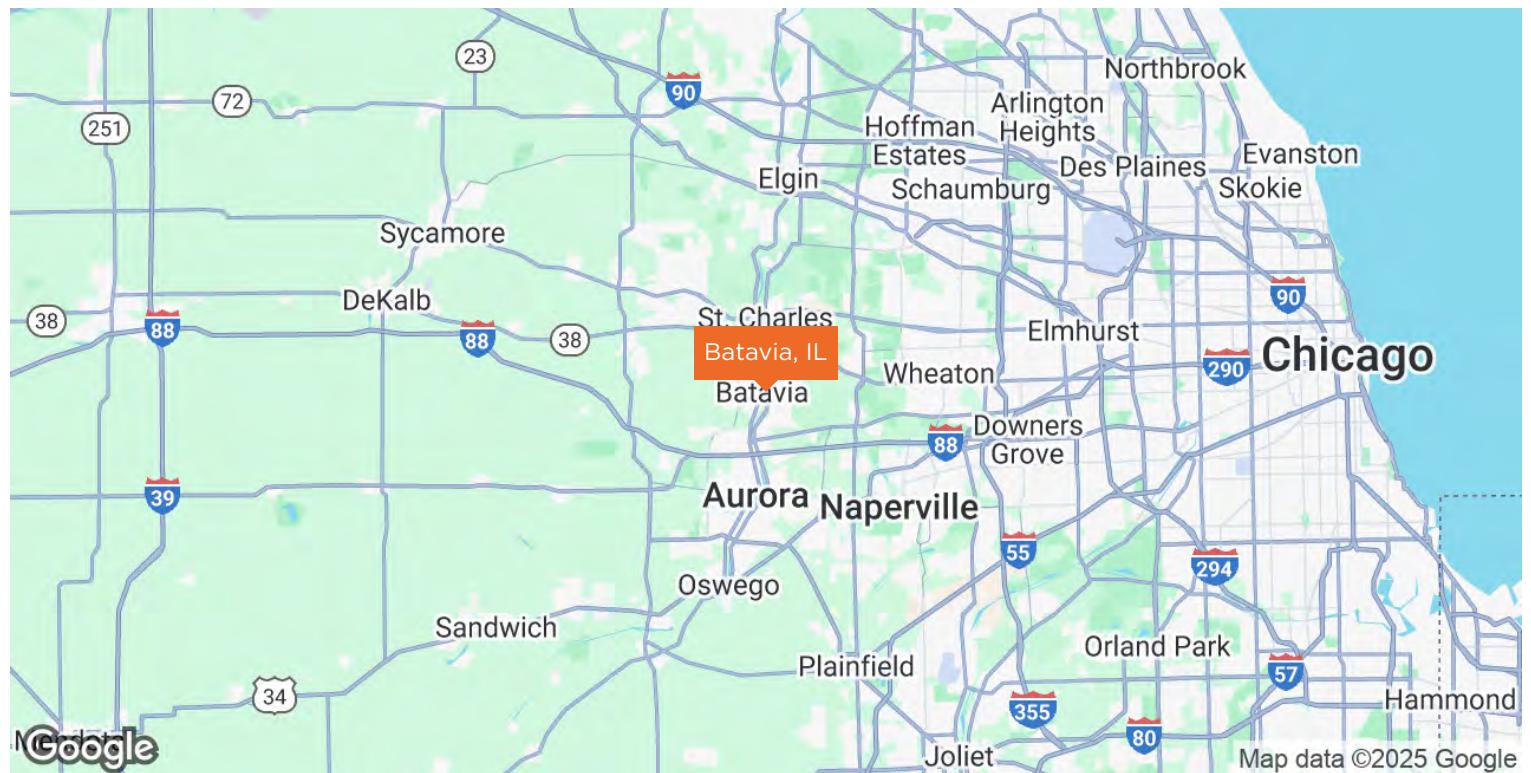
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## REGIONAL MAP



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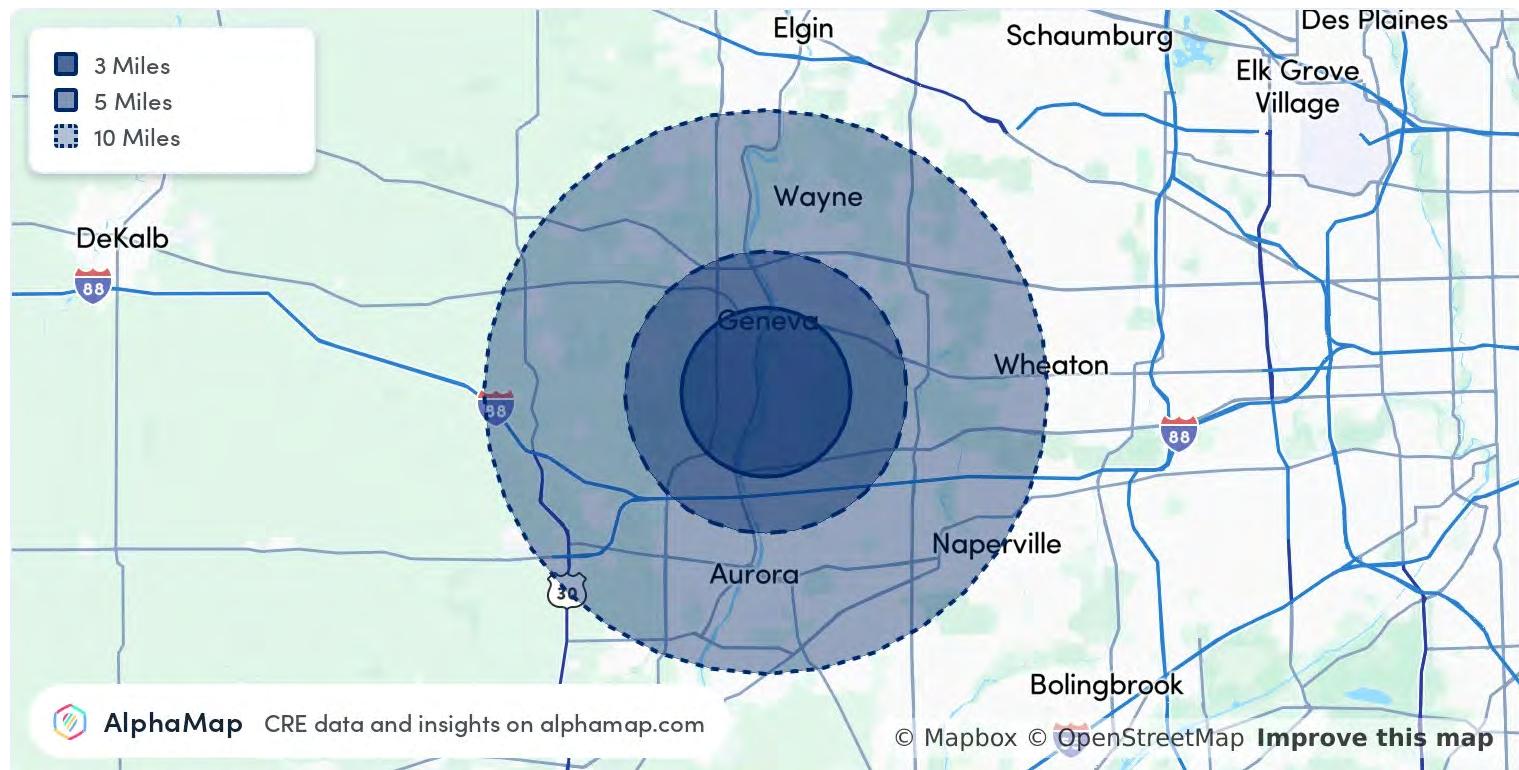
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## AREA ANALYTICS



POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	48,134	113,702	597,407
<b>AVERAGE AGE</b>	42	41	40
<b>AVERAGE AGE (MALE)</b>	40	39	39
<b>AVERAGE AGE (FEMALE)</b>	43	42	41
HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	18,523	43,313	212,706
<b>PERSONS PER HH</b>	2.6	2.6	2.8
<b>AVERAGE HH INCOME</b>	\$162,823	\$154,122	\$148,620
<b>AVERAGE HOUSE VALUE</b>	\$425,399	\$395,675	\$393,954
<b>PER CAPITA INCOME</b>	\$62,624	\$59,277	\$53,078

Map and demographics data derived from AlphaMap

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