



FOR SALE

4 Bonnie Lane,
Yorkville, IL 60560

\$799,000

3,900 +/- SF

PLUS 1,500+/- SF OUT BUILDING!

This exceptional commercial property offers two levels of professional office space with the flexibility to accommodate multiple users. Situated on a corner lot with prime exposure on Route 47, it provides excellent visibility. A standout feature is the outbuilding, measuring 30' W x 50' D, with a 12' H x 16' W drive-in door, offering additional functionality and storage. The property presents a great income-generating opportunity, as the first and second floors can be separated for two tenants. Inside, you'll find numerous private offices, a spacious conference room, and a secure storage area. Additional features include indoor parking for one vehicle, private parking, and multiple entrances for convenience. With its versatile layout and prime location, this property is a fantastic opportunity for businesses seeking a professional workspace.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

OUT BUILDING!



4 Bonnie Lane, Yorkville, IL 60560

DRIVE IN GARAGE!



PROPERTY HIGHLIGHTS

MULTI-TENANT
BUILDING

SEPARATE
OUTBUILDING
30'W X 50'D

PRIVATE
OFFICE SPACES

ROUTE 47 PRIME
CORNER

3,900 +/-
SQUARE FEET

SECURE
STORAGE

PARCEL #: 05-09-151-006 / 2024 TAXES: \$6,875.40

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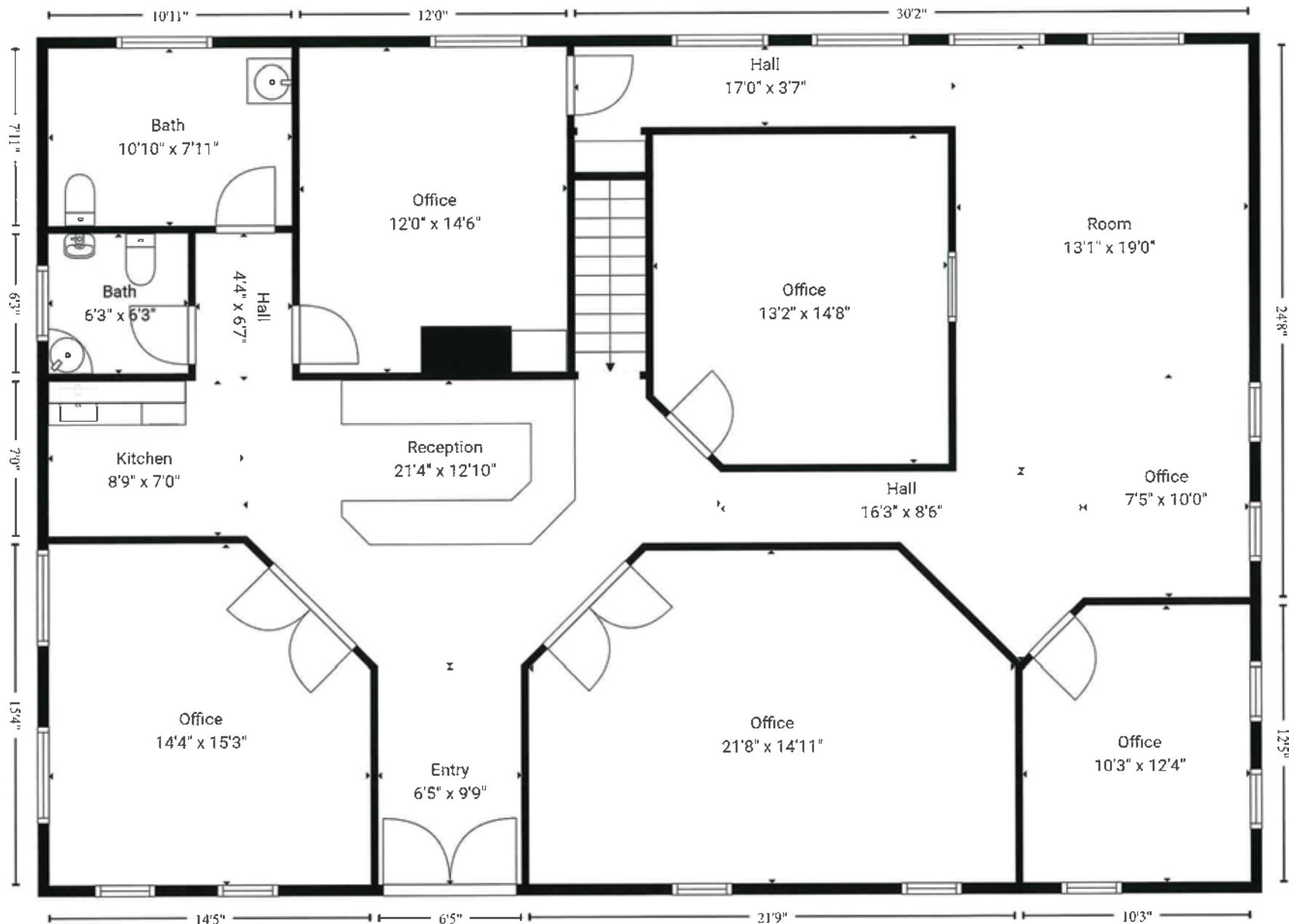
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Street Level

1950 +/- SQ FT



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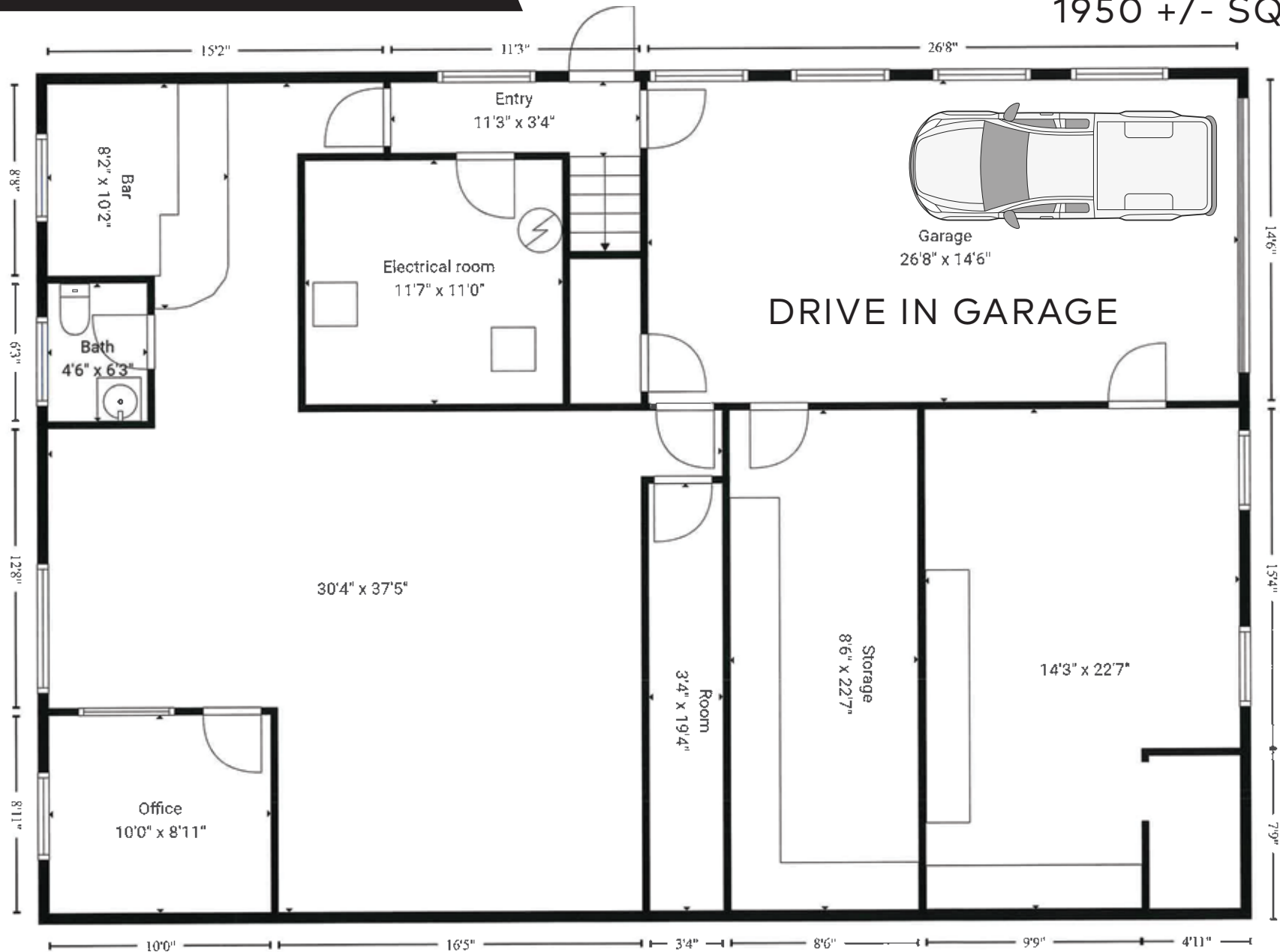
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Lower Level

1950 +/- SQ FT



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YORKVILLE ILLINOIS DEMOGRAPHICS

4 Bonnie Lane, Yorkville, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022



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