



SALE

DuPage Medical Professional Office Available

533 W. NORTH AVENUE

Elmhurst, IL 60126



PRESENTED BY:

KAREN KULCZYCKI, CCIM

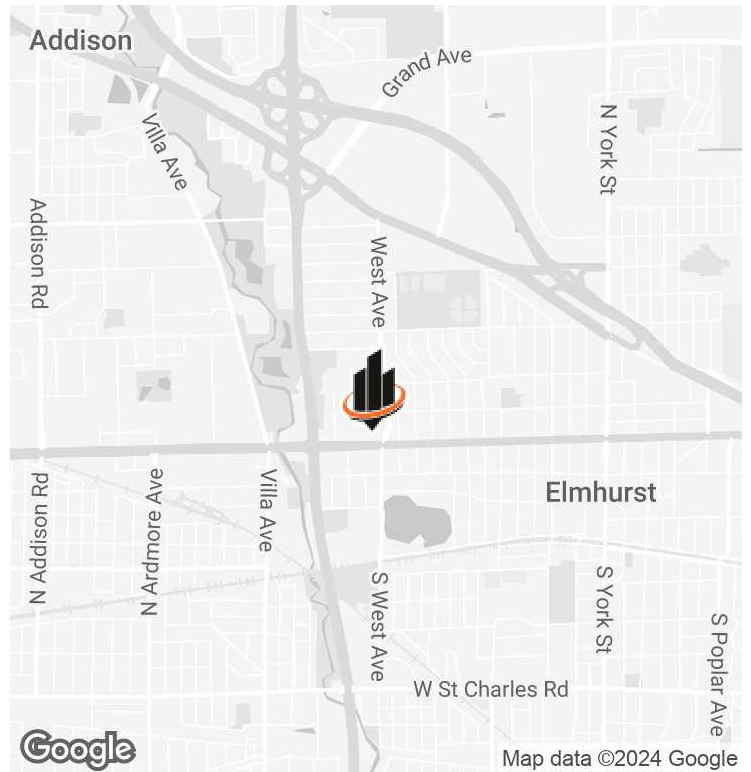
O: 630.330.3352

kkulczycki@svn.com

IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,895,000
PRICE/SF:	\$146.64
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

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the DuPage Professional Office 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 and elevator access to the second and lower floors. Frontage along North Avenue with 80 parking spaces. Monumental signage, well-maintained building and low DuPage County taxes.

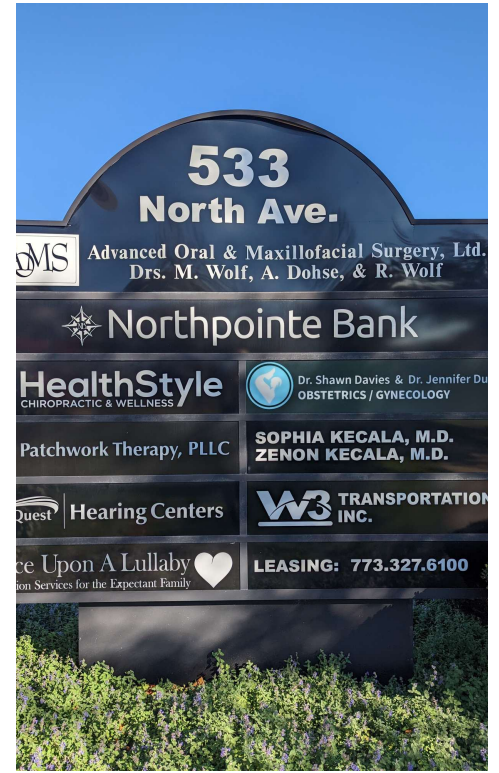
PROPERTY HIGHLIGHTS

- +/- 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

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ADDITIONAL PHOTOS



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PROPERTY AERIAL



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RETAILER MAP



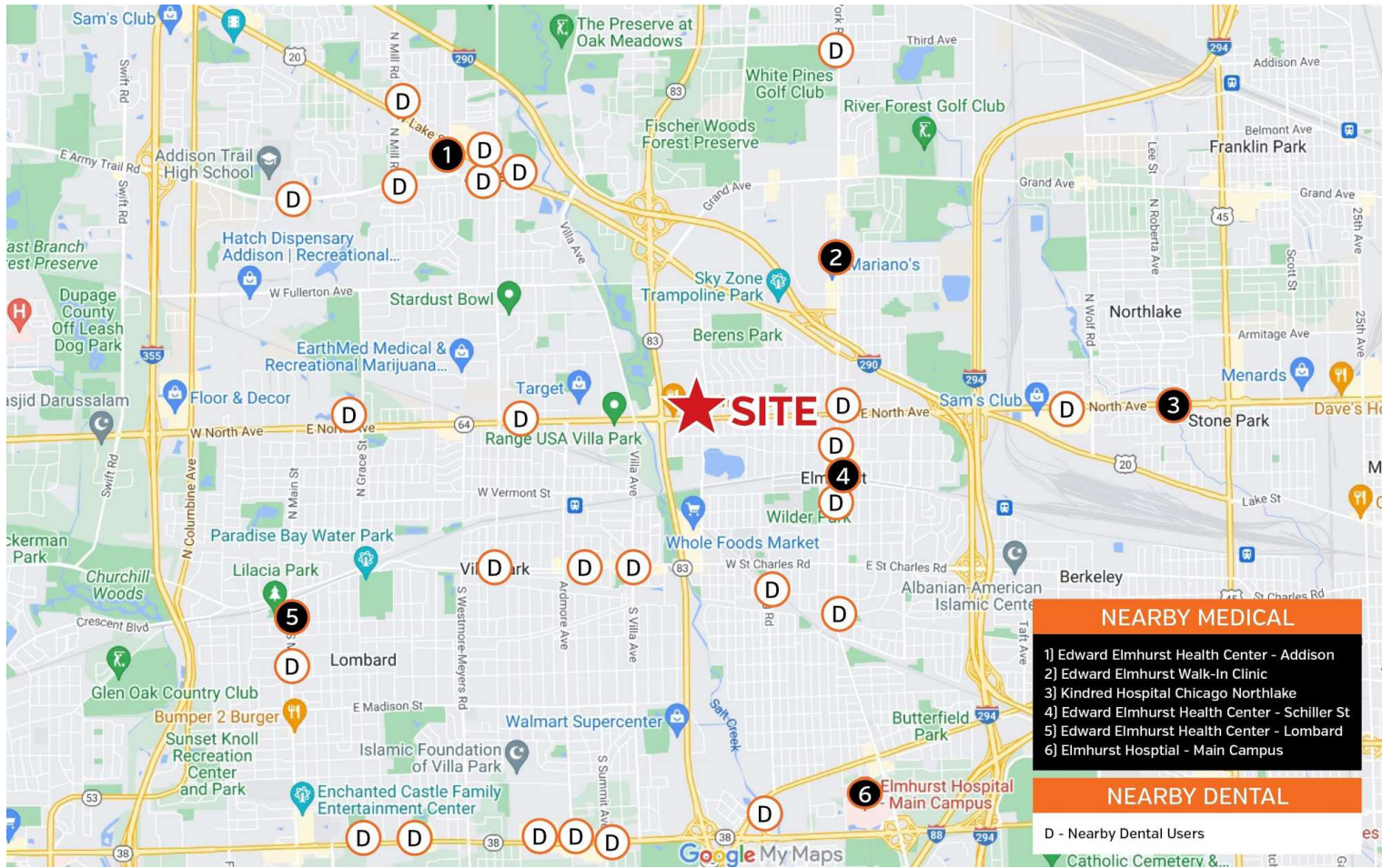
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NEARBY MEDICAL



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533
North Ave.

AMS
Advanced Oral and Maxillofacial Surgery

Northpointe Bank

HealthStyle
CHIROPRACTIC & WELLNESS

Dr. Shawn Davers & Dr. Jennifer Damm
OBSTETRICS / GYNECOLOGY

SOPHIA KECALA, M.D.
ZENON KECALA, M.D.

AccuQuest Hearing Centers

W3 TRANSPORTATION, INC.

Rock Upon A Lullaby
and Services for the Expectant Family

LEASING: 773.327.6100

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	Vacant	1,866 SF	7.03%	-	-	-	-
102	Vacant	5,460 SF	20.56%	-	-	-	-
200	Oral & Maxillofacial Surgery	4,190 SF	15.77%	\$29.08	\$121,843.56	01/01/2010	05/31/2030
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	05/31/2030
LL70	Vacant	1,181 SF	4.45%	-	-	-	-
LL80	Vacant	866 SF	3.26%	-	-	-	-
LL85	Vacant-Storage	196 SF	0.74%	-	-	-	-
TOTALS		23,429 SF	88.21%	\$89.45	\$199,341.48		
AVERAGES		1,674 SF	6.30%	\$17.89	\$39,868.30		

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INCOME & EXPENSES

INCOME SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

VACANCY COST	\$0
GROSS INCOME	\$199,341

EXPENSES SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

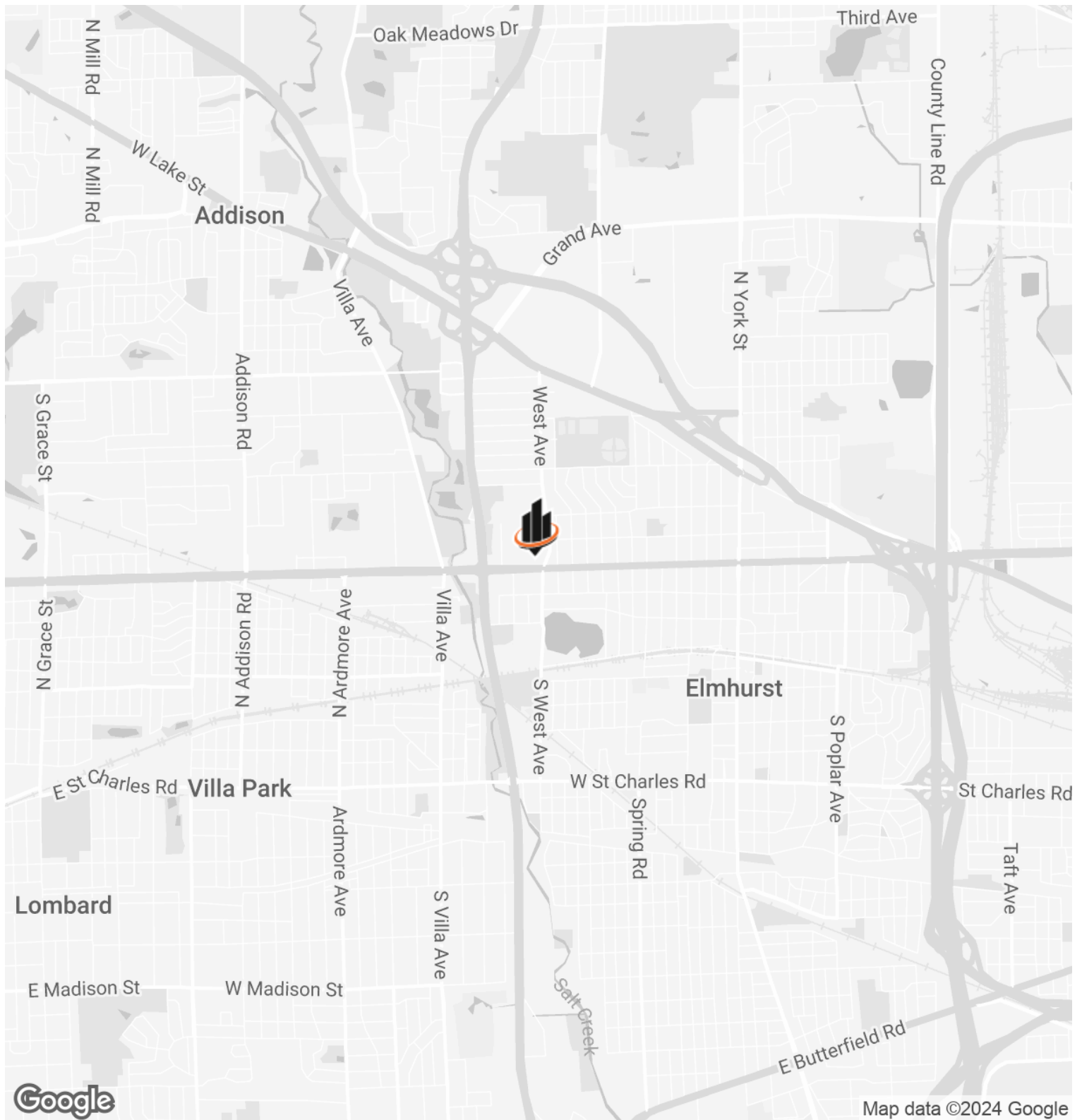
TAXES (2022)	\$31,671
INSURANCE	\$9,300
ELEVATOR INSPECTION & REPAIRS	\$3,845
LANDSCAPING & SNOW REMOVAL	\$9,950
FIRE SYSTEM INSPECTION & REPAIRS	\$1,720
WASTE DISPOSAL & PEST CONTROL	\$4,000
REPAIRS & MAINTENANCE	\$7,090
ELECTRIC	\$20,817
HVAC	\$2,490
GAS	\$6,140
WATER & SEWER	\$13,100
OPERATING EXPENSES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

NET OPERATING INCOME	\$89,218
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LOCATION MAP



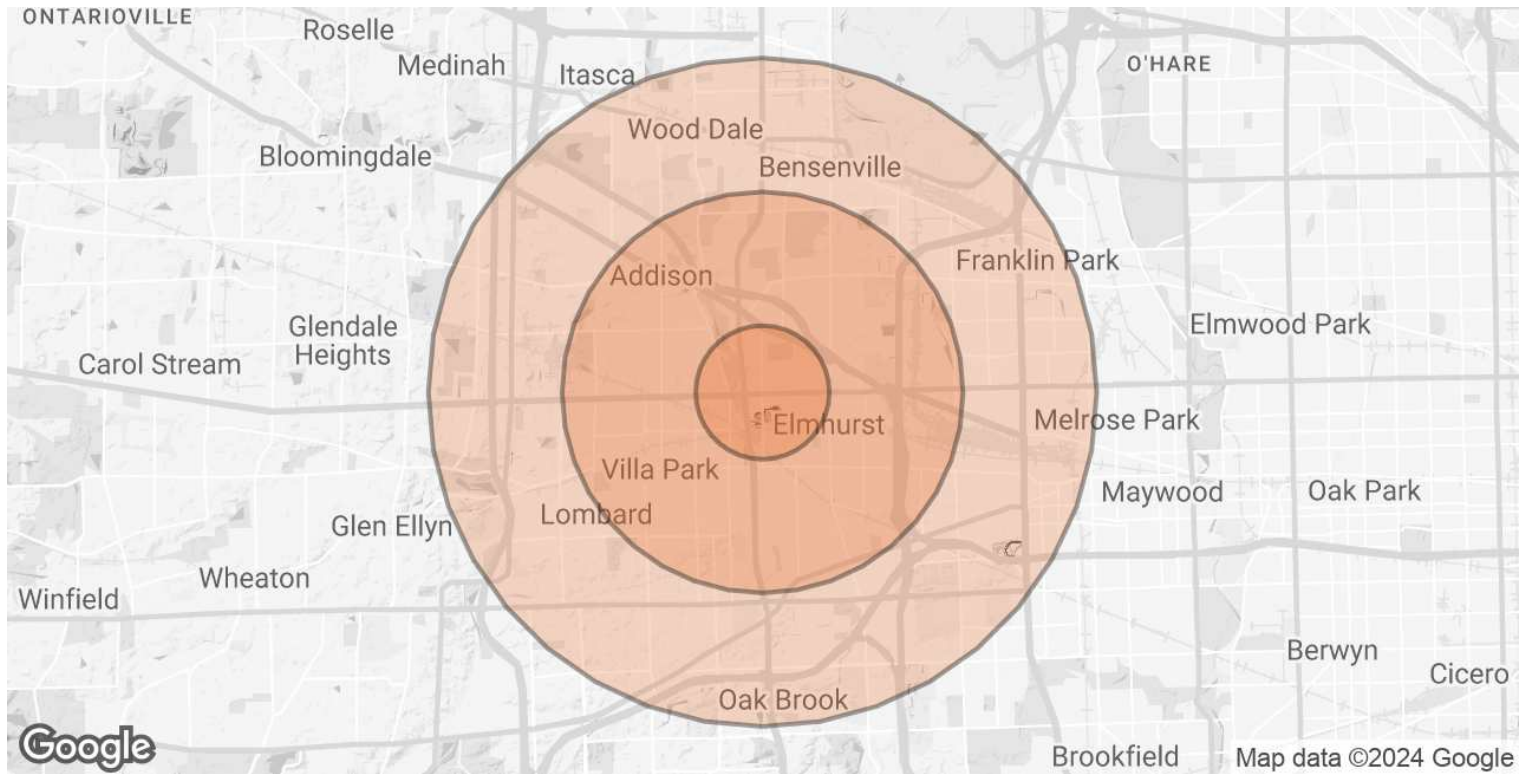
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DEMOGRAPHICS MAP & REPORT



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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