



4,000 SF OFFICE BUILDING FOR SALE OR LEASE

221 W ILLINOIS ST, WHEATON



CLICK FOR VIRTUAL TOUR



Your SVN Suburban
NEXT LEVEL TEAM

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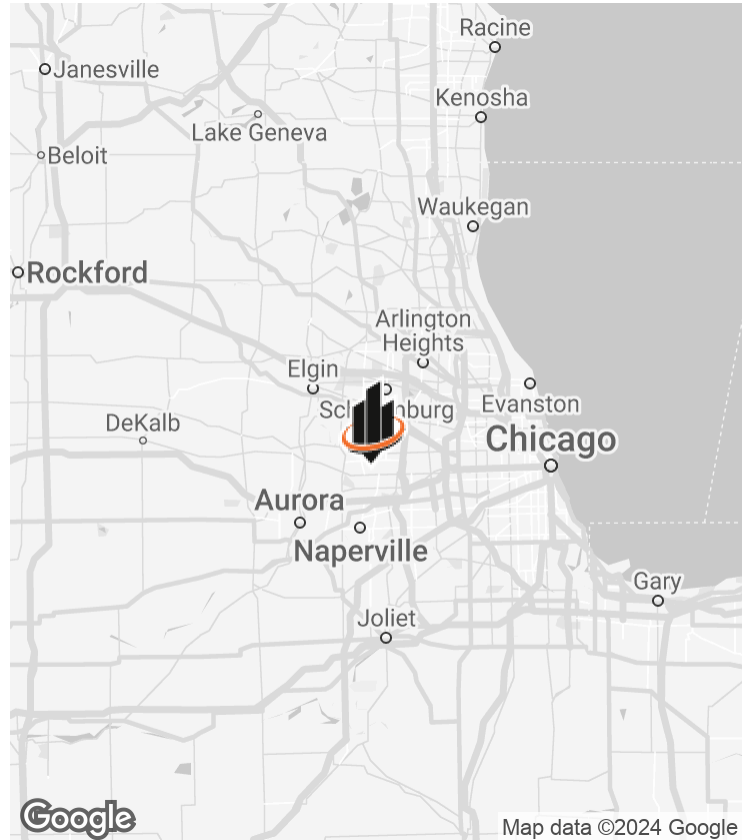
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE: \$599,900
(\$150.00/SF)

LEASE PRICE: \$20.00/SF NNN

2023 RE TAXES: \$11,722
(\$2.93/SF)

EST. 2023 CAM: \$12,000
(\$3.00/SF)

BUILDING SIZE: 4,000 SF

LOT SIZE: 0.24 Acres

ZONING: C-4

MARKET/SUB: Chicago/Eastern
East West
Corridor

COUNTY: DuPage

APN: 05-16-322-016

PROPERTY OVERVIEW

Beautifully rehabbed two-story office building, with fully built-out basement with windows. The property features a traditional office layout, hardwood floors, gas fireplace with 10' ceiling heights and a recent seal-coated and striped 12-car private parking lot. Additional updates to the building include newer HVAC units and double-pane casement windows with screens. The property is located in the downtown Wheaton business district and is just steps from a plethora of businesses, restaurants and entertainment.

LOCATION OVERVIEW

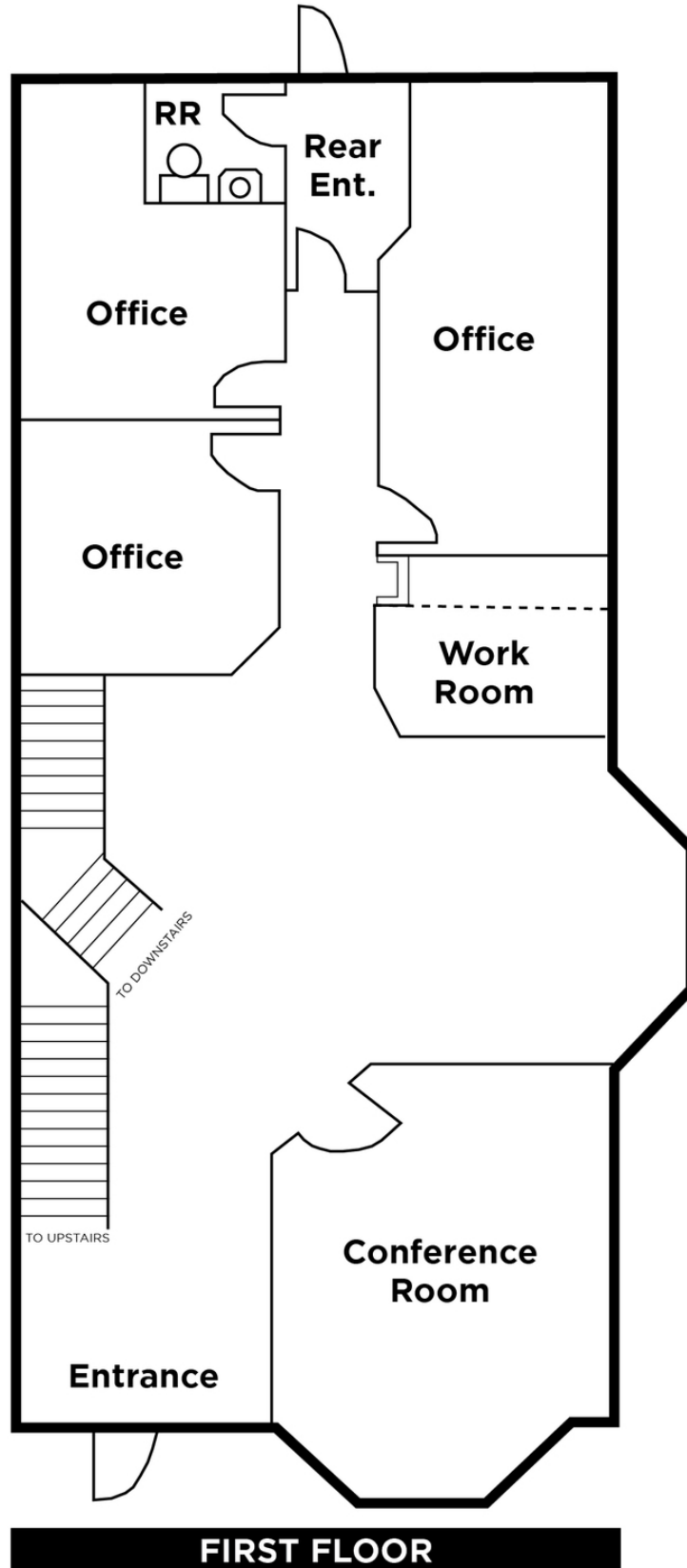
The City of Wheaton is in DuPage County, approximately 25 miles west of Chicago. In 2010, Wheaton was listed by Money Magazine as one of the 25 highest earning towns in the United States. The town is regularly noted for its outstanding school system, New England style community, and more recently as financial center for investment management companies. Wheaton is the seat of DuPage County.

The subject property is located in downtown Wheaton, one block west of Main Street and two blocks from the Metra Train station. This is an ideal opportunity to be located in the prestigious business sector of this area.

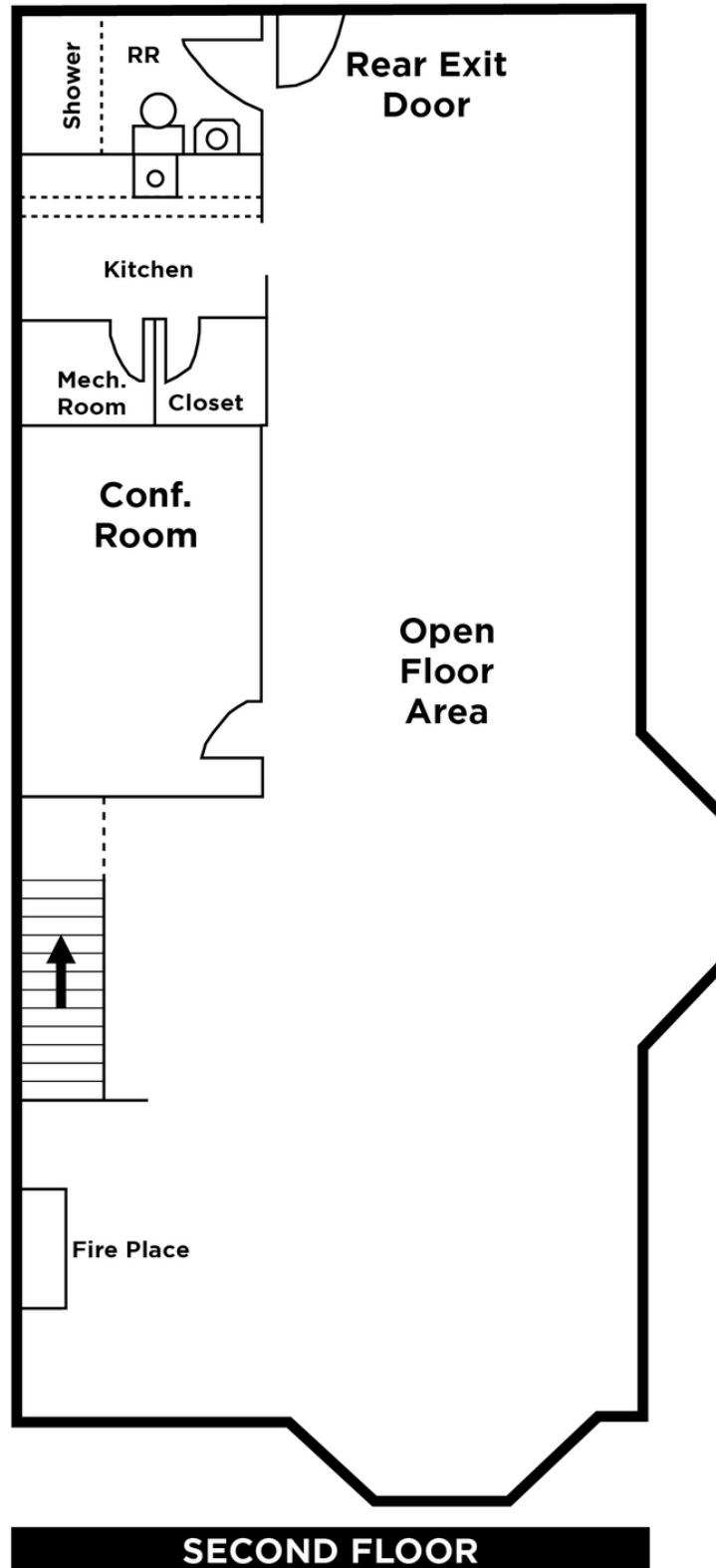
PROPERTY HIGHLIGHTS

- Recently renovated
- Located in downtown Wheaton
- 2 Blocks from Metra Train Station
- Private 12-car parking lot
- Low DuPage county taxes

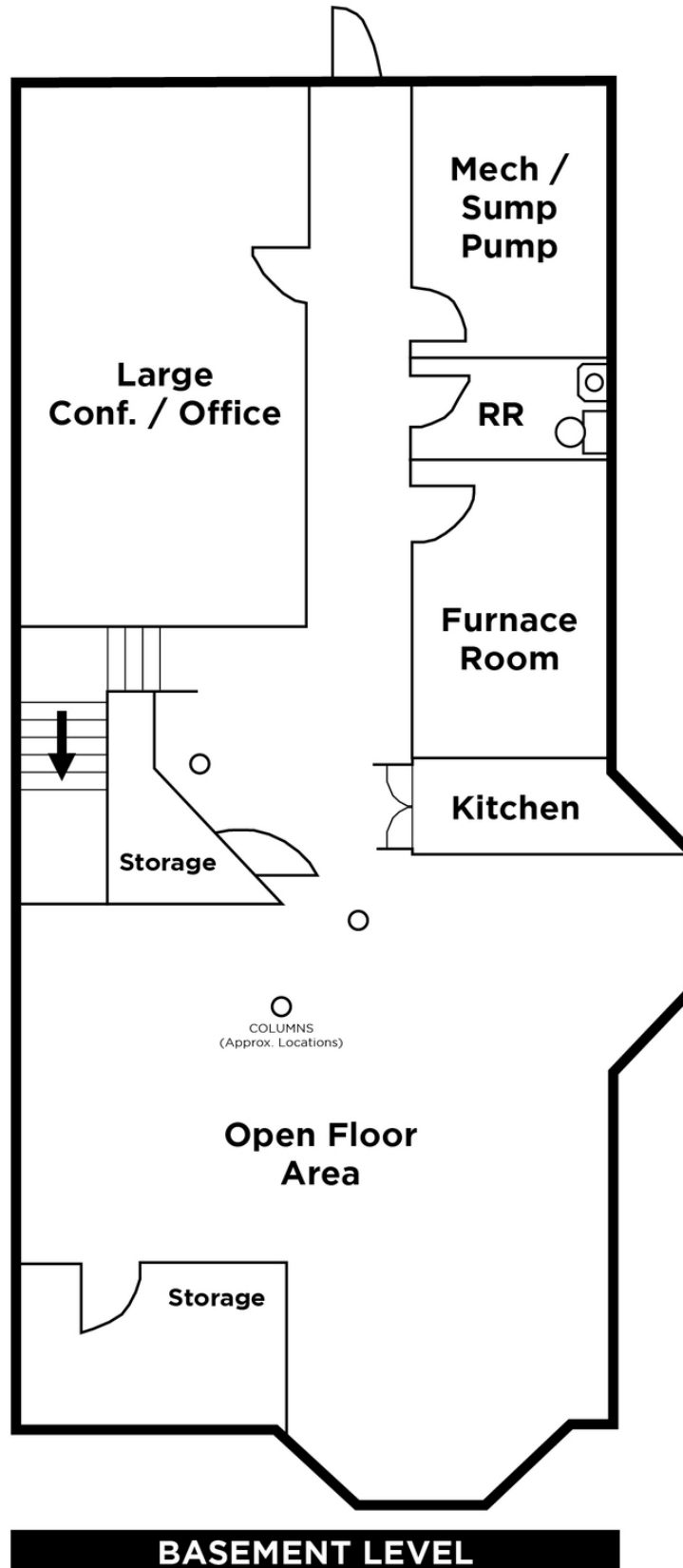
FIRST FLOOR PLAN



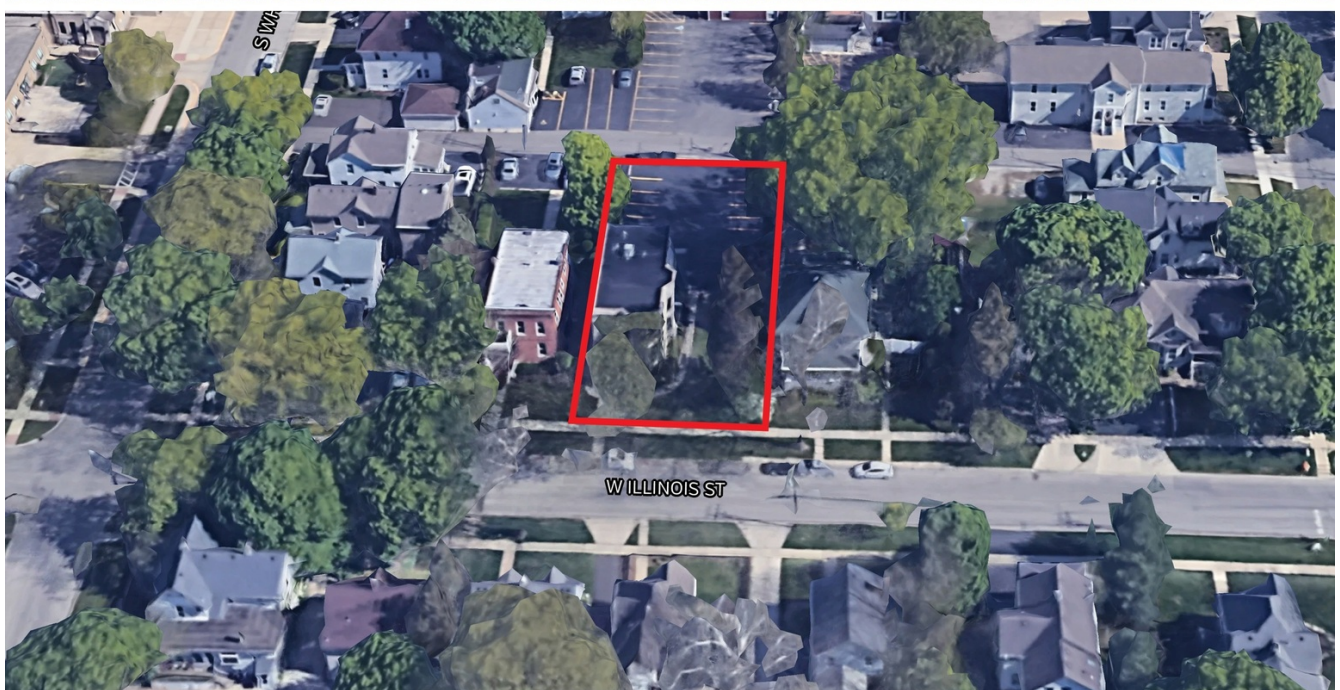
SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



AERIAL MAP



WHEATON, IL

5-mile radius

POPULATION



229,972

HOUSEHOLDS



84,771

AVERAGE HOUSEHOLD
INCOME



\$133,263

MEDIAN AGE



39.5

TOTAL HOUSING
UNITS



89,737

MEDIAN HOME
VALUE



\$359,773

UNITS IN
STRUCTURE



84,771

HOMES BUILT IN 2020
OR LATER



140
(0.2%)

TOTAL ANNUAL CONSUMER EXPENDITURE

HOUSEHOLD



\$7.33 B

MONTHLY HOUSEHOLD
EXPENDITURE



\$7,203

RETAIL



\$3.44 B

NON-RETAIL



\$3.88 B

DAYTIME DEMOGRAPHICS

BUSINESSES



10,363

EMPLOYEES



154,586

WHITE COLLAR
WORKERS



87,468
(71.3%)

TOTAL
LABOR FORCE



184,917

UNEMPLOYMENT
RATE



4,561
(2.5%)

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