

FOR SALE

7714 WILDWOOD CT

Darien, IL 60561



OFFERING SUMMARY

Sale Price:	\$1,049,000
Building Size:	6,792 SF
Available SF:	
Lot Size:	14,412 SF
Number of Units:	6
Price / SF:	\$154.45
Year Built:	1979
Zoning:	R-3

PROPERTY OVERVIEW

Presenting an outstanding opportunity to acquire a well-maintained six-unit apartment building in one of Chicago's most desirable western suburbs. Located in the heart of Darien, this investment combines stable in-place income with meaningful upside through future rental growth and continued unit modernization.

The current ownership has made significant capital investments to enhance the property's long-term value. A brand-new asphalt parking lot is being installed prior to closing, dramatically improving curb appeal while reducing future maintenance obligations. In addition, the common areas will be freshly painted, creating a clean, updated appearance that will immediately benefit both tenants and prospective residents.

Major building improvements have already been completed, including a new boiler installed in 2022, a new commercial washer and dryer in 2025, and a roof replacement converting the original flat roof to a more desirable gable roof, demonstrating a commitment to proactive ownership and reducing future capital expenditure requirements for the next investor.

Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PHOTOS

7714 WILDWOOD CT

Darien, IL 60561



Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PROPERTY INFO

7714 WILDWOOD CT

Darien, IL 60561

CAPITAL IMPROVEMENTS

IMPROVEMENT	YEAR	APPROX. INVESTMENT
Roof Replaced <i>Converted from flat roof to gable roof</i>	2006	\$23,000
Boiler Replaced	2022	\$11,000
Commercial Washer & Dryer Replaced	2025	\$4,000
Three Air Conditioning Units Replaced	2025	\$2,700
Two Refrigerators Replaced	2026	\$1,600
Parking Lot & Driveway Resurfacing <i>Prior to Closing</i>	2026	\$25,000 - \$30,000
Common Areas Freshly Painted <i>Prior to Closing</i>	2026	Seller Improvement

WHY INVESTORS CHOOSE DARIEN

- Consistently low apartment vacancy rates supporting stable occupancy.
- High household incomes that strengthen tenant quality and rental demand.
- Highly regarded school districts that attract long-term residents.
- Immediate access to Interstates 55 and 355.
- Minutes from Oak Brook, Downers Grove, Burr Ridge, Hinsdale, and major employment centers.
- Limited new multifamily development supporting continued rent growth and long-term appreciation.

INVESTMENT HIGHLIGHTS

- Six-unit apartment building in a premier DuPage County location.
- Brand-new asphalt parking lot being completed prior to closing.
- Freshly painted common areas delivered before transfer of ownership.
- New boiler (2022).
- New commercial laundry equipment (2025).
- Roof upgraded from flat to gable construction.
- Strong value-add opportunity with additional rental upside.

Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

LOCATION & LIFESTYLE

7714 WILDWOOD CT

Darien, IL 60561

LOCATION. LOCATION. LOCATION.

- Located on a private cul-de-sac
- Metra Station, quick 8-10 minutes to Downtown Chicago
- 3 Minutes to get to I-55
- 5 Minutes to get to I-355
- Walking distance or short drive to Starbucks, Chase Bank, restaurants, parks, and neighborhood shopping
- 3 Minute drive to Jewel-Osco (walkable potential)
- 4 Minute drive to Aldi
- 15 Minute drive to Oak Brook Center
- 20 Minute drive to Midway Airport
- 30 Minute drive to Downtown Chicago

PUBLIC BUS STOP

The closest public bus stop is on **Cass Avenue**, which is the primary Pace bus corridor through Darien.

The closest stops are Cass/Holly – approximately **0.6 miles** (about a 12–15 minute walk) from the property. This stop is served by **Pace Route 715 (Central DuPage)**. It provides connections to **Brookhaven Plaza, Westmont Metra Station, Yorktown Mall, College of DuPage**, and other destinations.

A LEGACY ASSET WITH TIMELESS VALUE

Offered for sale for the first time in nearly five decades, this family-owned property has been carefully maintained and thoughtfully improved, presenting a rare opportunity to acquire a quality multifamily asset in one of DuPage County's most desirable rental markets.

Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

RETAILER MAP

7714 WILDWOOD CT

Darien, IL 60561



Frank Paganis, CCIM
(708) 217-5004



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

DEMOGRAPHICS

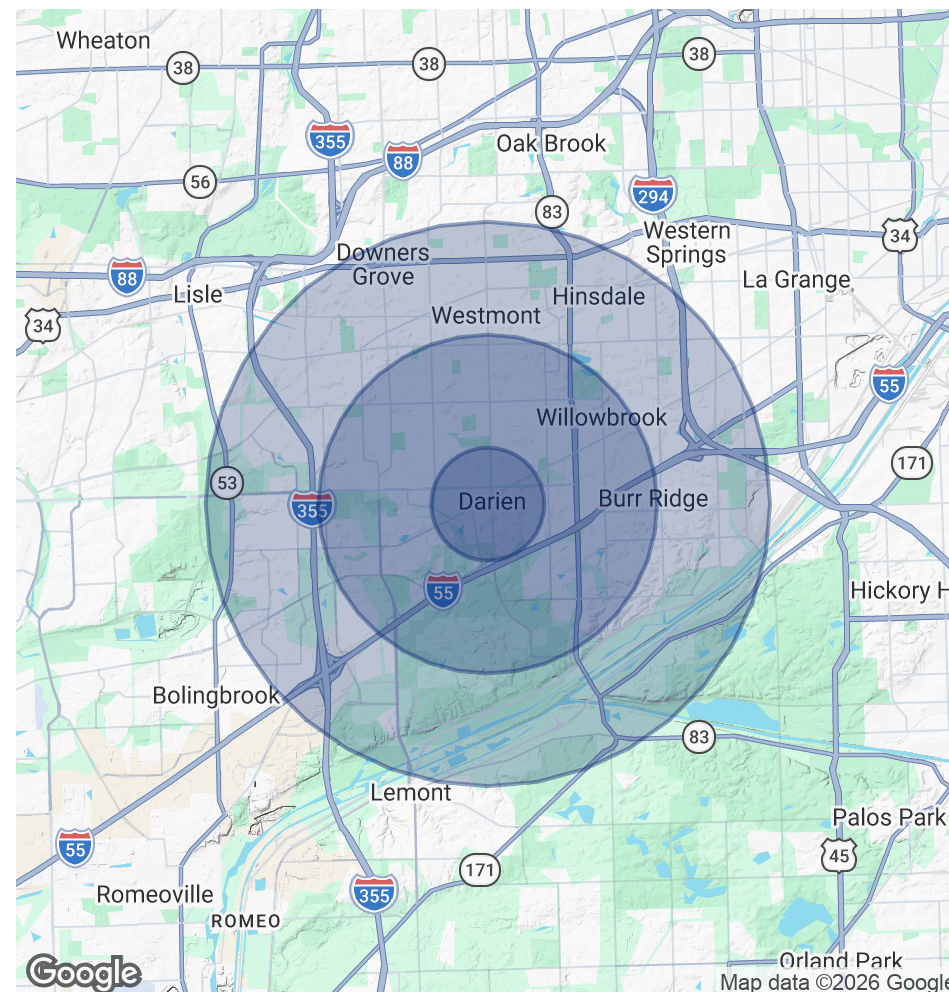
7714 WILDWOOD CT

Darien, IL 60561

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,699	87,074	211,326
Average Age	43.1	43.9	43.4
Average Age (Male)	42.3	43.2	42.3
Average Age (Female)	43.6	45.6	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,731	35,624	83,731
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$118,094	\$133,490	\$162,175
Average House Value	\$370,362	\$416,846	\$495,303

2023 American Community Survey (ACS)



Frank Paganis, CCIM
(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

CONTACT ME

7714 WILDWOOD CT
Darien, IL 60561



FRANK PAGANIS, CCIM

Broker

FPaganis@CBCREGroup.com

Direct: **(708) 217-5004**

Real Estate Group
4441 Wolf Rd
Western Springs, IL 60558

Frank Paganis, CCIM
(708) 217-5004



COLDWELL BANKER
COMMERCIAL
REAL ESTATE GROUP