

HIGH CREDIT-TENANT INCOME PROPERTY

403 E 3rd St. Sterling, IL

FOR SALE

Phoenix Group is offering this 13,000 SF Class A masonry office building is located in downtown Sterling, Illinois—100 miles west of Chicago and 45 miles east of the Quad Cities. Recent upgrades include a new roof, ADA-compliant restrooms, and parking improvements. Near City Hall, the U.S. Post Office, and the courthouse, the property is anchored by a top national CPA and consulting firm and has maintained 100% occupancy since 1992, offering a stable, high-credit investment. This presents a rare opportunity to own a prestigious, well-maintained office building in a highly desirable location.



Sale Price:
\$1,650,000

Cap Rate
9%

Size
13,000 SF

Parking Spaces:
25

Of Floors:
2

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JRA
HEALTHCARE

REAL ESTATE &
PRACTICE ADVISORY

403 E 3rd St

Sterling, IL

PROPERTY HIGHLIGHTS

- **Stable Occupancy:** The building has maintained 100% occupancy since its completion in 1992, providing consistent, reliable income.
- **High-Credit Tenant:** Home to WIPFLI, LLP, a nationally recognized CPA and consulting firm ranked among the top 20 in the U.S., employing over 3,000 people.
- **Cost-Effective Taxes:** Located in Whiteside County, the property benefits from low real estate taxes, enhancing the investment's profitability.
- **Impeccable Maintenance:** The building is meticulously maintained, professionally landscaped, and regularly updated to ensure its continued appeal and functionality.
- **Prime Aesthetic Appeal:** This Class A office building is one of the most visually striking properties in Sterling, IL, offering a distinguished and professional atmosphere.
- **Convenient Amenities:** Situated near a wide range of restaurants, retail establishments, and local services, providing added convenience for office tenants and visitors.
- **Unbeatable Location:** Offering unmatched accessibility and visibility, this property is strategically positioned for success.
- **Ample Parking:** Private parking lot with 25 parking spaces. Free street parking is available, with additional spaces located in the

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,650,000
NOI:	\$147,720
CAP Rate:	9%
Lease Years Remaining:	4.5 Years
Lease Expiration Date:	June 30, 2030
Building Size:	13,000 SF
CAM/INS SF:	\$0.42
RET SF:	\$1.72



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LOCATION & TENANT OVERVIEW

LOCATION DESCRIPTION

This offering presents a rare opportunity to acquire a 13,000 SF Class A masonry office building structured as a net lease investment in downtown Sterling, Illinois—approximately 100 miles west of Chicago and 45 miles east of the Quad Cities. The property has undergone recent capital improvements, including a new roof, ADA-compliant restrooms, and parking enhancements, ensuring long-term functionality and reduced near-term maintenance.

Ideally situated near City Hall, the U.S. Post Office, and the county courthouse, the building is anchored by a top national CPA and consulting firm and has maintained 100% occupancy since 1992, providing investors with stable, consistent cash flow supported by a high-credit tenant. This is an exceptional opportunity to own a prestigious, well-maintained office asset in one of Sterling's most desirable downtown locations.

TENANT OVERVIEW

Founded: 1930

Headquarters: Milwaukee, Wisconsin

Locations: Over 50 offices across the United States and India

Website: wipfli.com

About the Company:

Wipfli LLP is a leading national consulting and CPA firm that provides comprehensive accounting, tax, and business consulting services to a wide range of industries. The firm is known for its commitment to helping organizations achieve their goals through tailored financial solutions, innovative technologies, and strategic advice.

Wipfli serves clients in diverse sectors, including construction, healthcare, financial services, manufacturing, and real estate. With over 3,000 employees and a reputation for excellence, Wipfli is consistently ranked among the top 20 accounting firms in the United States. The firm's strong client retention and ability to adapt to changing market dynamics have positioned it as a trusted partner for businesses nationwide.

As a tenant, Wipfli demonstrates a stable and reputable presence, making



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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

CAM/Insurance	\$5,484
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Real Estate Taxes	\$22,296
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OPERATING EXPENSES	\$27,780
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NET OPERATING INCOME	\$147,720
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
N/A	WIPFLI, LLP	13,000 SF	100%	\$13.50	\$175,500
TOTALS		13,000 SF	100%	\$13.50	\$175,500



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Sterling, IL

Population

3 MILES

26,728

TOTAL POPULATION

30,835	33,396
5 MILES	7 MILES

43

AVERAGE AGE

43	43
5 MILES	7 MILES

3 Miles

41

AVERAGE AGE (MALE)

42	42
5 MILES	7 MILES

44

AVERAGE AGE (FEMALE)

44	44
5 MILES	7 MILES

DEMOGRAPHICS MAP AND REPORT

Households and Income

3 MILES

11,690

TOTAL HOUSEHOLDS

13,396	14,454
5 MILES	7 MILES

2.3

OF PERSONS PER HH

2.3	2.3
5 MILES	7 MILES

3 Miles

\$78,362

AVERAGE HH INCOME

\$82,035	\$83,815
5 MILES	7 MILES

\$137,563

AVERAGE HOUSE VALUE

\$145,965	\$151,271
5 MILES	7 MILES



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ADDITIONAL PHOTOS



403 E 3rd St

Sterling, IL

RETAILER MAP

