



**SALE**

# DuPage Medical Professional Office Available | Redevelopment Opportunity

**533 W. NORTH AVENUE**

Elmhurst, IL 60126

**PRESENTED BY:**

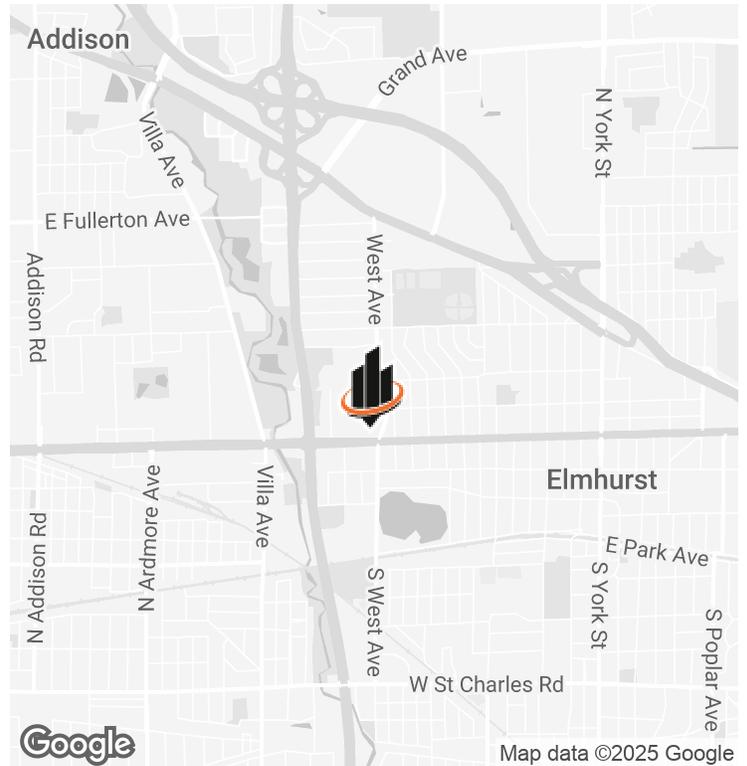
**KAREN KULCZYCKI, CCIM,  
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                                 |
|-----------------------|---------------------------------|
| <b>SALE PRICE:</b>    | \$3,100,000                     |
| <b>PRICE/SF:</b>      | \$116.70                        |
| <b>BUILDING SIZE:</b> | 26,562 SF                       |
| <b>LOT SIZE:</b>      | 0.74 Acres                      |
| <b>YEAR BUILT:</b>    | 1970                            |
| <b>RENOVATED:</b>     | 1991                            |
| <b>ZONING:</b>        | O-1                             |
| <b>SUBMARKET:</b>     | East/West Corridor              |
| <b>APN:</b>           | 03-34-414-016;<br>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.

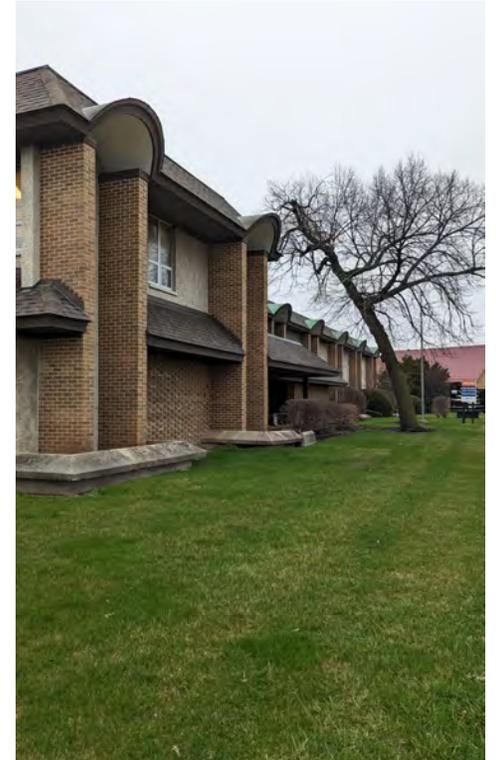
## PROPERTY HIGHLIGHTS

- +/- 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



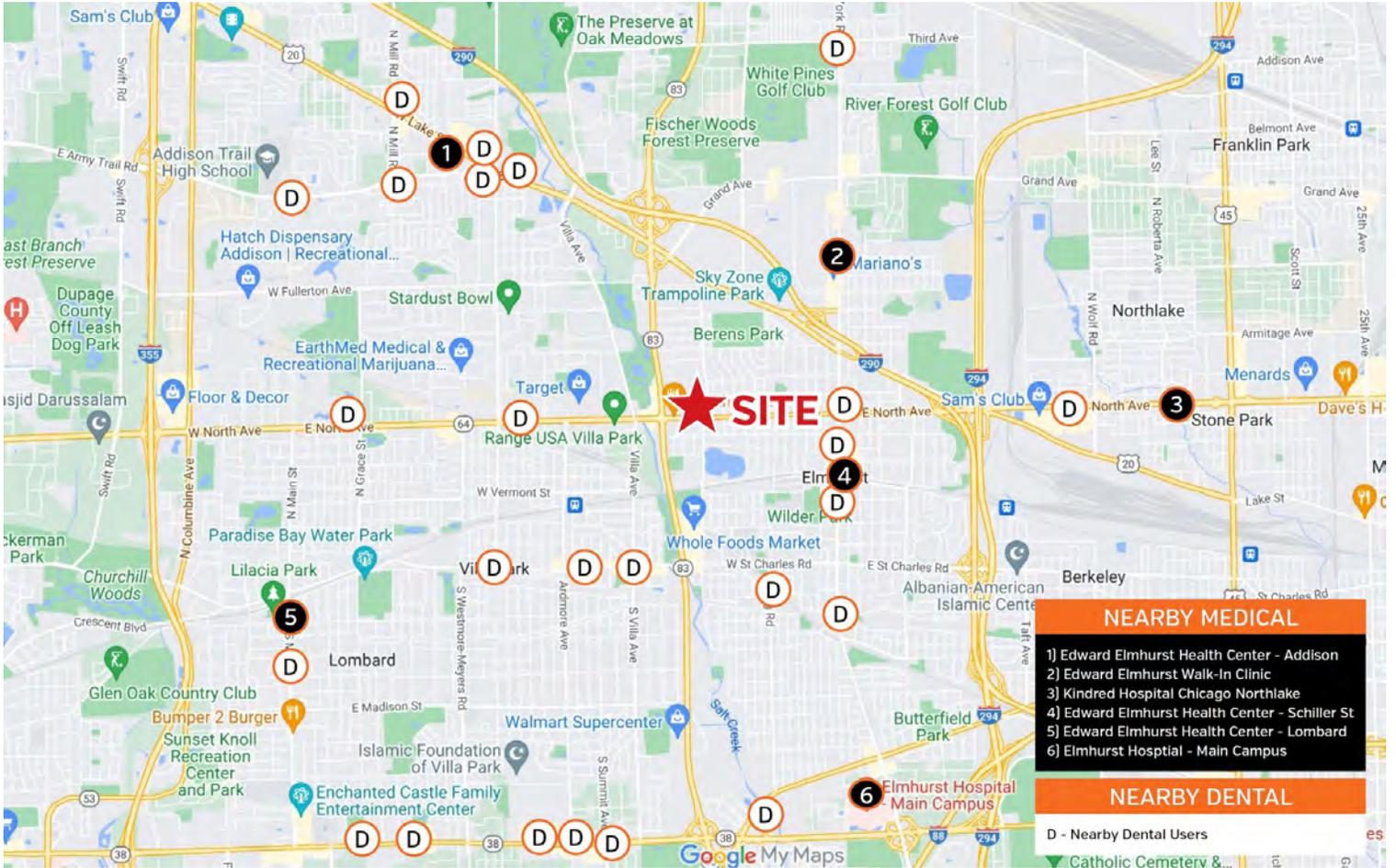
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# NEARBY MEDICAL



- NEARBY MEDICAL**
- 1) Edward Elmhurst Health Center - Addison
  - 2) Edward Elmhurst Walk-In Clinic
  - 3) Kindred Hospital Chicago Northlake
  - 4) Edward Elmhurst Health Center - Schiller St
  - 5) Edward Elmhurst Health Center - Lombard
  - 6) Elmhurst Hospital - Main Campus

**NEARBY DENTAL**

D - Nearby Dental Users

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533  
North Ave.

AMS  
Advanced Oral and Maxillofacial Surgery

Northpointe Bank

HealthStyle  
CHIROPRACTIC & WELLNESS

Dr. Shawn Daviers & Dr. Jennifer Dunn  
OBSTETRICS / GYNECOLOGY

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

AccuQuest Hearing Centers

W3 TRANSPORTATION, INC.

ce Upon A Lullaby  
and Special for the Expecting Parent

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           | Pilsen Medical Clinic        | 1,866 SF         | 7.03%         | \$11.50           | \$21,460.20         | 10/01/2025  | 04/30/2031 |
| 102/103       | 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           | Vacant                       | 1,360 SF         | 5.12%         | -                 | -                   | -           | -          |
| LL10          | Office User                  | 515 SF           | 1.94%         | \$9.55            | \$4,920.00          | 05/15/2020  | 04/30/2025 |
| LL30          | Family Life Insurance        | 1,257 SF         | 4.73%         | \$10.02           | \$12,600.00         | 10/01/2025  | 05/31/2026 |
| 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          | New Era Solutions            | 1,181 SF         | 4.45%         | \$10.16           | \$12,000.00         | 05/01/2025  | 04/31/2027 |
| LL80          | Skyguard Builders            | 866 SF           | 3.26%         | \$9.70            | \$8,400.00          | 04/15/2025  | 04/30/2027 |
| LL85          | Vacant-Storage               | 196 SF           | 0.74%         | -                 | -                   | -           | -          |
| <b>TOTALS</b> |                              | <b>23,429 SF</b> | <b>88.21%</b> | <b>\$106.13</b>   | <b>\$220,213.68</b> |             |            |

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# INCOME & EXPENSES

## INCOME SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

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|                     |                  |
|---------------------|------------------|
| VACANCY COST        | \$0              |
| <b>GROSS INCOME</b> | <b>\$220,214</b> |

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## EXPENSES SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE | SELLER FINANCING | ASSUMABLE MORTGAGE

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|                                  |                  |
|----------------------------------|------------------|
| TAXES (2024)                     | \$35,154         |
| 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         |
| <b>OPERATING EXPENSES</b>        | <b>\$113,606</b> |

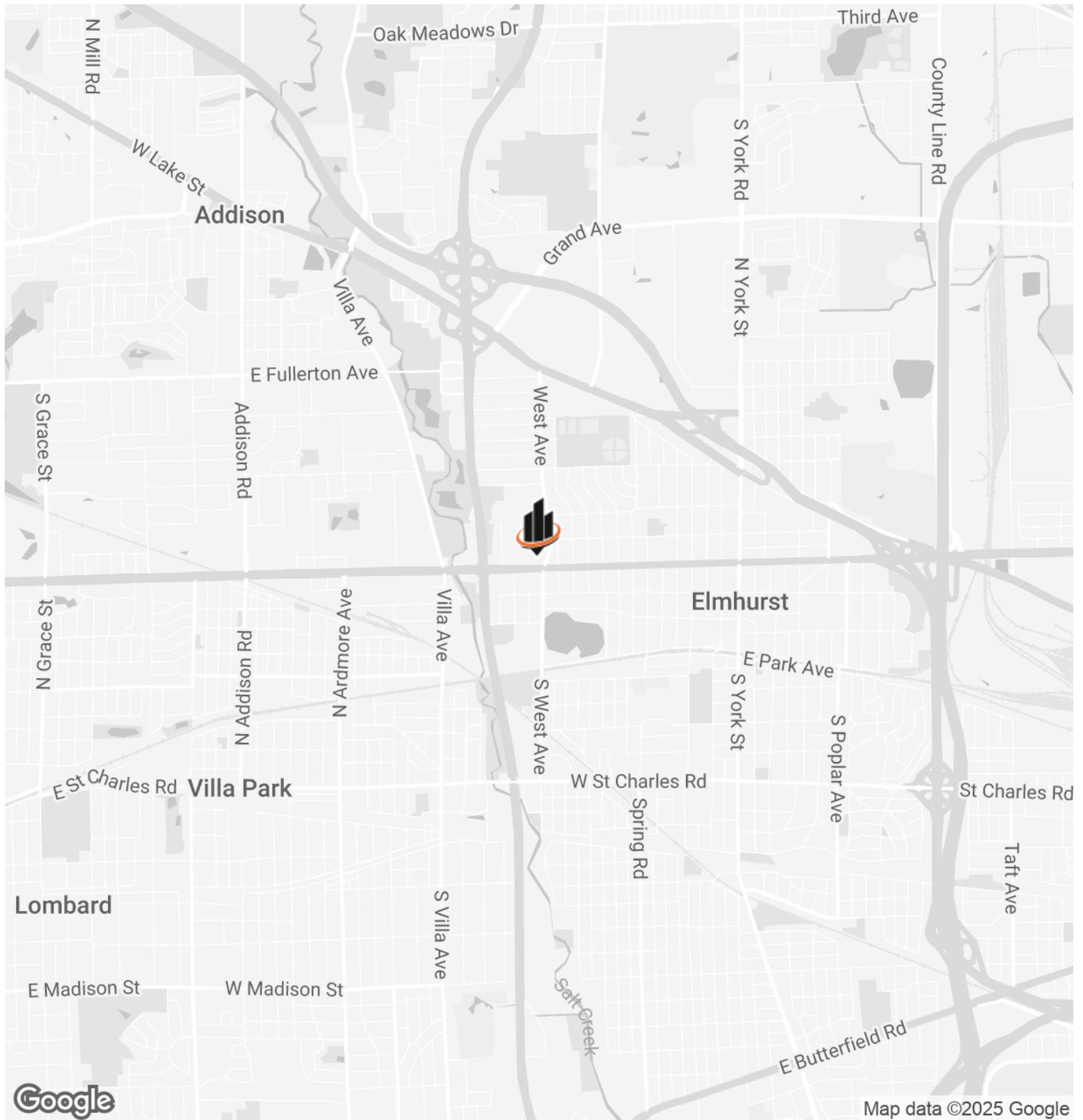
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|                             |                  |
|-----------------------------|------------------|
| <b>NET OPERATING INCOME</b> | <b>\$106,608</b> |
|-----------------------------|------------------|

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# LOCATION MAP



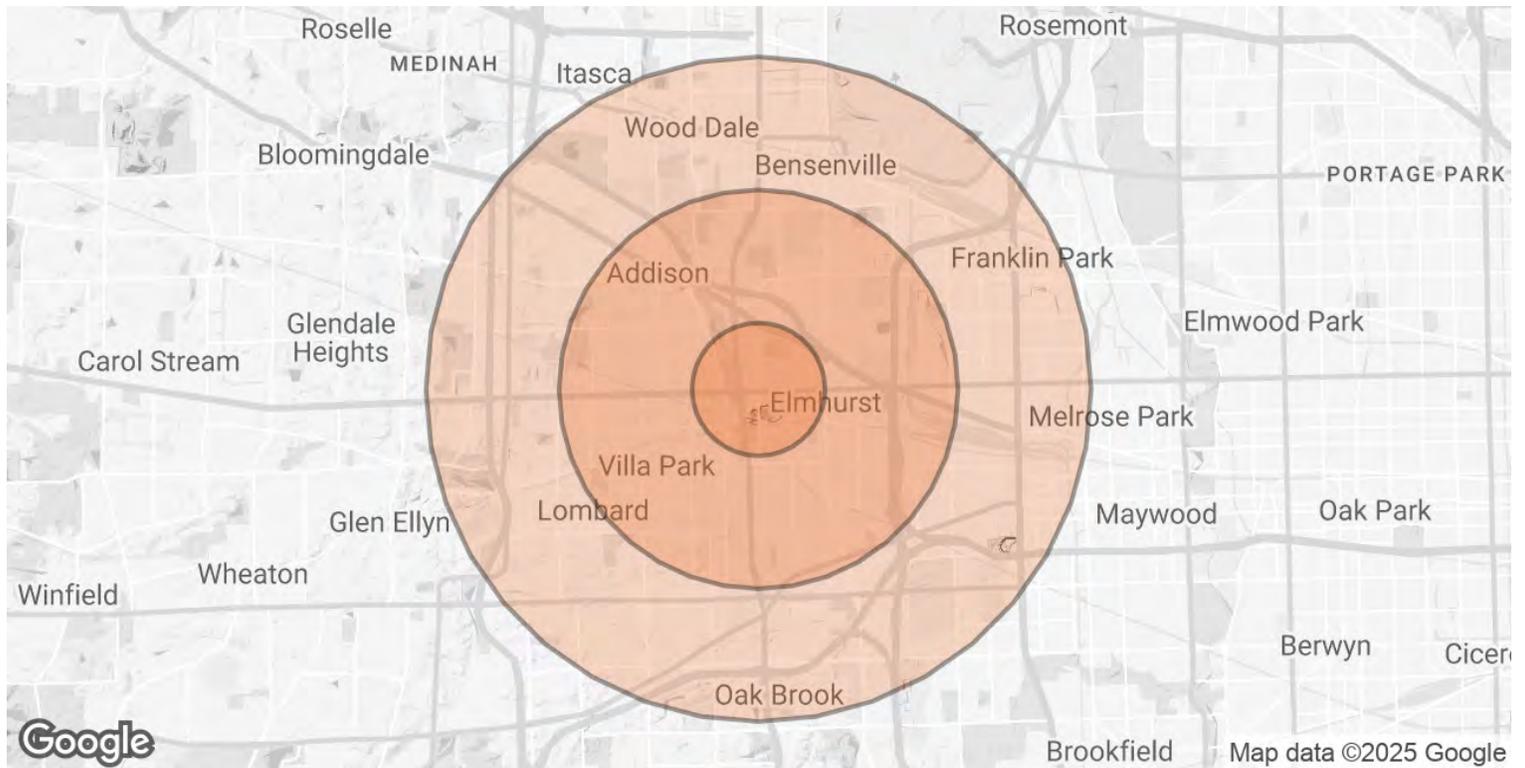
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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| <b>TOTAL POPULATION</b>        | 12,942        | 113,519        | 274,144        |
| <b>AVERAGE AGE</b>             | 37.5          | 38.8           | 39.2           |
| <b>AVERAGE AGE (MALE)</b>      | 38.3          | 38.3           | 38.2           |
| <b>AVERAGE AGE (FEMALE)</b>    | 37.1          | 39.3           | 40.5           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| <b>TOTAL HOUSEHOLDS</b>        | 4,577         | 42,049         | 102,660        |
| <b># OF PERSONS PER HH</b>     | 2.8           | 2.7            | 2.7            |
| <b>AVERAGE HH INCOME</b>       | \$145,990     | \$113,527      | \$97,794       |
| <b>AVERAGE HOUSE VALUE</b>     | \$445,592     | \$336,049      | \$285,703      |

2020 American Community Survey (ACS)

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