



FOR SALE

608 E. Veterans Pkwy,
Yorkville, IL

\$2,599,000

This 10,431 SF commercial building in Yorkville is fully occupied with six solid tenants, generating an annual net income of approximately \$169,000 (\$173,450 by 7/1/2026). With a CAP rate of ~6.49% (~6.67% by 7/1/2026), this property offers stable and predictable returns. The building has been recently renovated, minimizing maintenance costs and enhancing long-term value. Strategically located near the new Costco opening this fall, this property is positioned to benefit from increased traffic and continued area growth. A perfect fit for investors seeking a strong, income-producing asset with upside potential.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



608 E. Veterans Pkwy, Yorkville

PROPERTY HIGHLIGHTS

AMPLE PARKING

HEAVY TRAFFIC FLOW

FULLY BUILT OUT SPACES

MULTIPLE ENTRANCES

10,431+/-
SQUARE FEET

HIGHLY VISIBLE

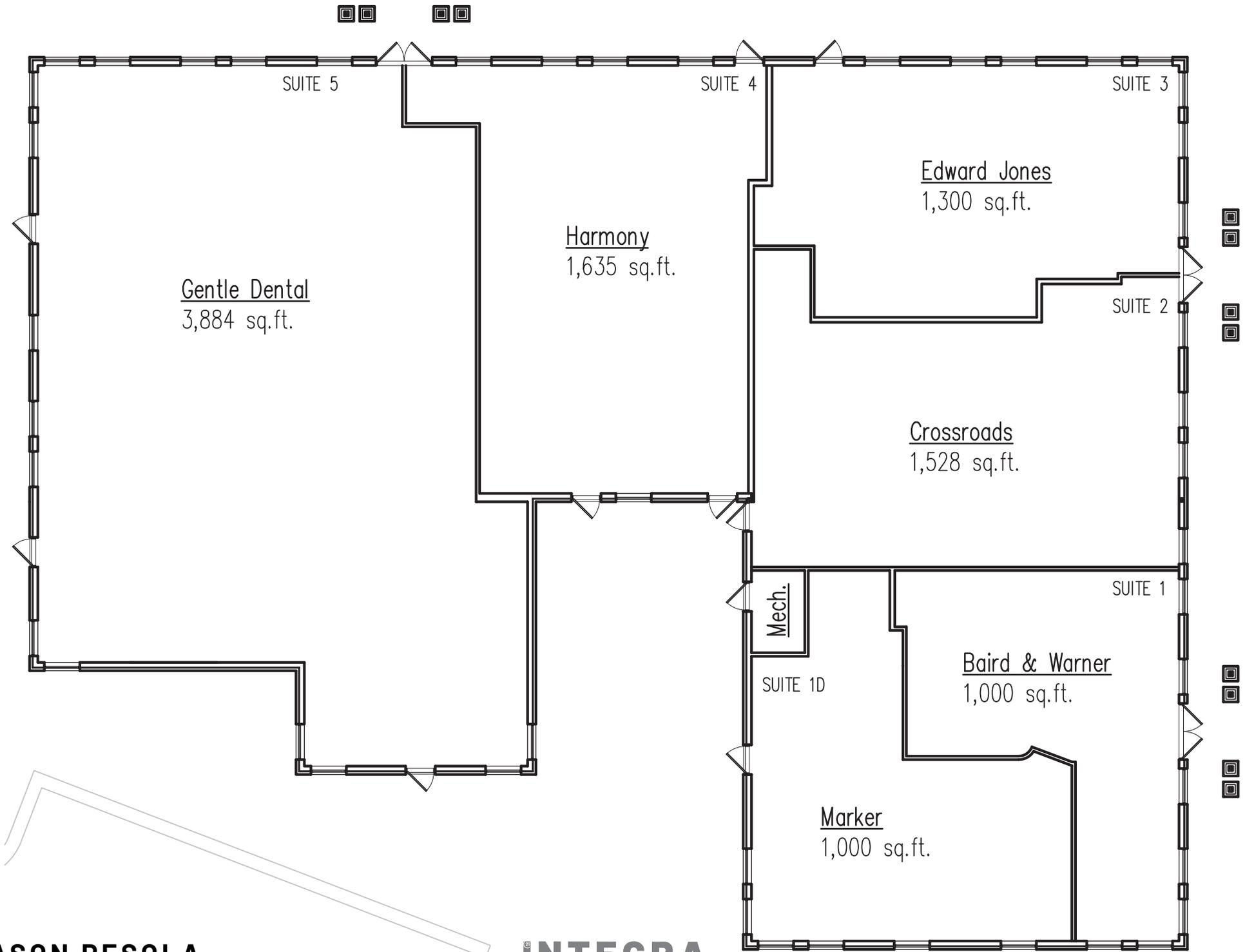
FRESHLY SEALED & STRIPED PARKING LOT | 2023 ROOF TEAR OFF AND REPLACEMENT
APN: 02-28-253-006 PROPERTY TAXES: \$38,964.30

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



JASON PESOLA

Cell: 630-486-7321
jason@

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

YORKVILLE ILLINOIS DEMOGRAPHICS

608 E. Veterans Pkwy., Yorkville, IL

Income	Common Area Maintenance (CAM)						Annual Rent	Annual CAM	Total Annual Payments	Total Annual Payments (as of 7/1)	Monthly Payments	Total Monthly Payments (as of 7/1)	Lease Start	Lease End
	Tenant	Unit	SF	Taxes	Maintenance	Insurance								
Baird & Warner	1A	1000	included			\$ 20,365.32	included	\$ 20,365.32	\$ 20,874.48	\$ 1,697.11	\$ 1,739.54	6/1/19	5/31/27	
Marker, Inc.	1D	1000	included			\$ 18,000.00	included	\$ 18,000.00	\$ 18,000.00	\$ 1,500.00	\$ 1,500.00	Month to Month		
Crossroads Counseling	2	1518	included			\$ 33,045.96	included	\$ 33,045.96	\$ 33,706.92	\$ 2,753.83	\$ 2,808.91	7/1/22	6/30/32	
Edward Jones	3	1299	included			\$ 31,800.00	included	\$ 31,800.00	\$ 32,436.00	\$ 2,650.00	\$ 2,703.00	1/1/25	4/30/35	
Harmony Aesthetics	4	1565	included			\$ 31,660.58	included	\$ 31,660.58	\$ 32,488.08	\$ 2,638.38	\$ 2,707.34	5/1/21	4/30/31	
Gentle Dental	5	3884	\$ 16,221.97	\$ 9,710.00	included	\$ 72,326.55	\$ 25,931.97	\$ 98,258.52	\$ 100,428.36	\$ 8,188.21	\$ 8,369.03	5/1/12	4/30/30	
						\$ 207,198.41	\$ 25,931.97	\$ 233,130.38	\$ 237,933.84	\$ 19,427.53	\$ 19,827.82			

Expenses		
Description	Monthly Costs	Annual Costs
Mowing/Plowing/Weeds/Fall Clean-Up (monthly)	\$ 865.00	\$ 10,380.00
Building Water (bi-monthly)	\$ 207.16	\$ 2,485.92
Building Sewer (monthly)	\$ 190.71	\$ 2,288.52
Building Electric (monthly)	\$ 98.03	\$ 1,176.36
Building Gas	\$ -	\$ -
Fire Alarm Monitoring & Testing (annual)	\$ 55.25	\$ 663.00
Weed Control & Fertilizer (4 treatments)	\$ 29.64	\$ 355.68
Garbage/Recycling	\$ 213.36	\$ 2,560.32
Property Taxes (2023 paid in 2024)	\$ 3,247.03	\$ 38,964.36
Insurance (quarterly)	\$ 467.25	\$ 5,607.00
	\$ 5,373.43	\$ 64,481.16

	Current	As of 7/1/2026
Net Operating Income (annual):	\$ 168,649.22	\$ 173,452.68
Net Operating Income (monthly):	\$ 14,054.10	\$ 14,454.39
Asking Price	\$ 2,599,000.00	\$ 2,599,000.00
CAP Rate:	6.49%	6.67%

2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

JASON PESOLA

Cell: 630-486-7321

jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564