



**707-717 IOWA  
AVENUE**

Villa Park, Illinois

**10,200 SF OFFICE BUILDING**  
FOR SALE \$795,000

PRESENTED BY



Your SVN Suburban  
**NEXT LEVEL TEAM**

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# TERMS, TOURS, & CONSIDERATION FACTORS

707-717 IOWA AVENUE

## TERMS

The property is being offered on an “**As-Is, Where Is**” basis, without structural, economic, or environmental representations.

## TOURS

Property/market tours will be available by request. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff of the property or to tour the property without being accompanied by a representative of the broker.

## CONSIDERATION FACTORS

- > Offer price and terms
- > Financial strength of prospective purchaser
- > Ability to close in a timely manner
- > Experience and industry reputation assumptions for investor's underwriting
- > Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- > Closing costs for seller including DuPage and State of Illinois transfer taxes and standard title insurance policy
- > Typical buyer's closing costs along with special endorsements and municipal transfer taxes



# PROPERTY OVERVIEW & OFFERING SUMMARY

707-717 IOWA AVENUE

## Offering Summary

- > Asking Price: \$795,000 (\$77.94/SF)
- > RE Taxes: \$19,575 (\$1.91/SF 2023)
- > PIN: 06-04-209-018
- > Building Size: 10,200 SF
- > Lot Size: 0.51 AC
- > Zoning: M-1 Light Industrial



## Property Overview

707-717 Iowa is a 10,200 SF freestanding, single story office building for sale. The building is fully renovated as move-in ready office with a small storage component and overhead garage door. The property was originally a 4-unit flex building and can be converted back. An owner/user can occupy the entire building, easily divide in half and lease 50% of the building, or convert back into multi-tenant flex. The parcel has a dedicated parking lot as well as abundant street parking.

## Location Highlights

- > Located Immediately Off of North Avenue (IL Rte. 64) and Addison Road
- > 1 Mile West of IL Rte 83
- > 25 Minute Drive to O'Hare
- > Located in DuPage County

# PROPERTY INFORMATION

707-717 IOWA AVENUE



## 707-717 Iowa Avenue Property Information

- > **Electric:** 2 panels, 1 per side of building, each electrical panel is 200+ Amps.
- > **Utilities:** The property has 2 meters separating each suite with separate gas, water, and electric.
- > **HVAC:** 4 units, 4 tons each. Compressors are located on the roof.
- > **Type of Roof:** Concrete roof
- > **Parking:** 30 surface spaces. There is parking on 3 sides of the building.
- > **Parking Lot:** The parking lot is asphalt and in good condition.
- > **Loading:** 1 overhead garage door (10' X 10') with a dock level delivery area.
- > **Year Built:** 1961. The building was fully renovated in 2010.

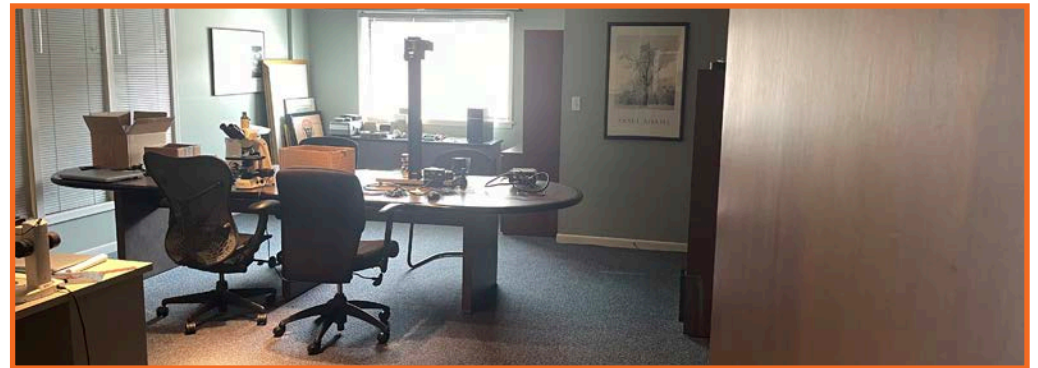
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# PROPERTY PHOTOS

707-717 IOWA AVENUE

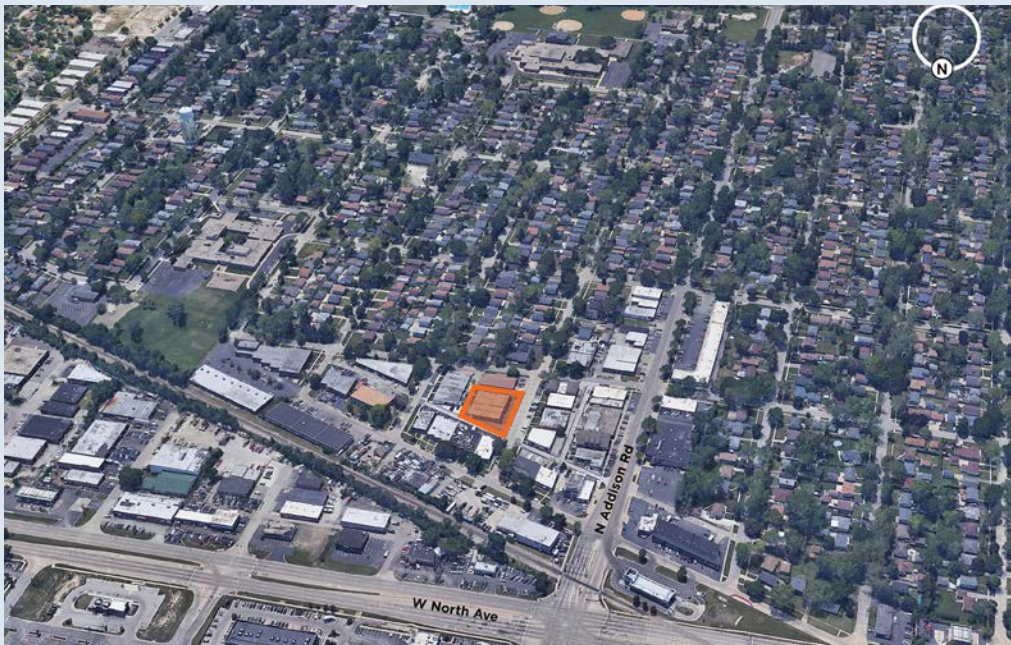




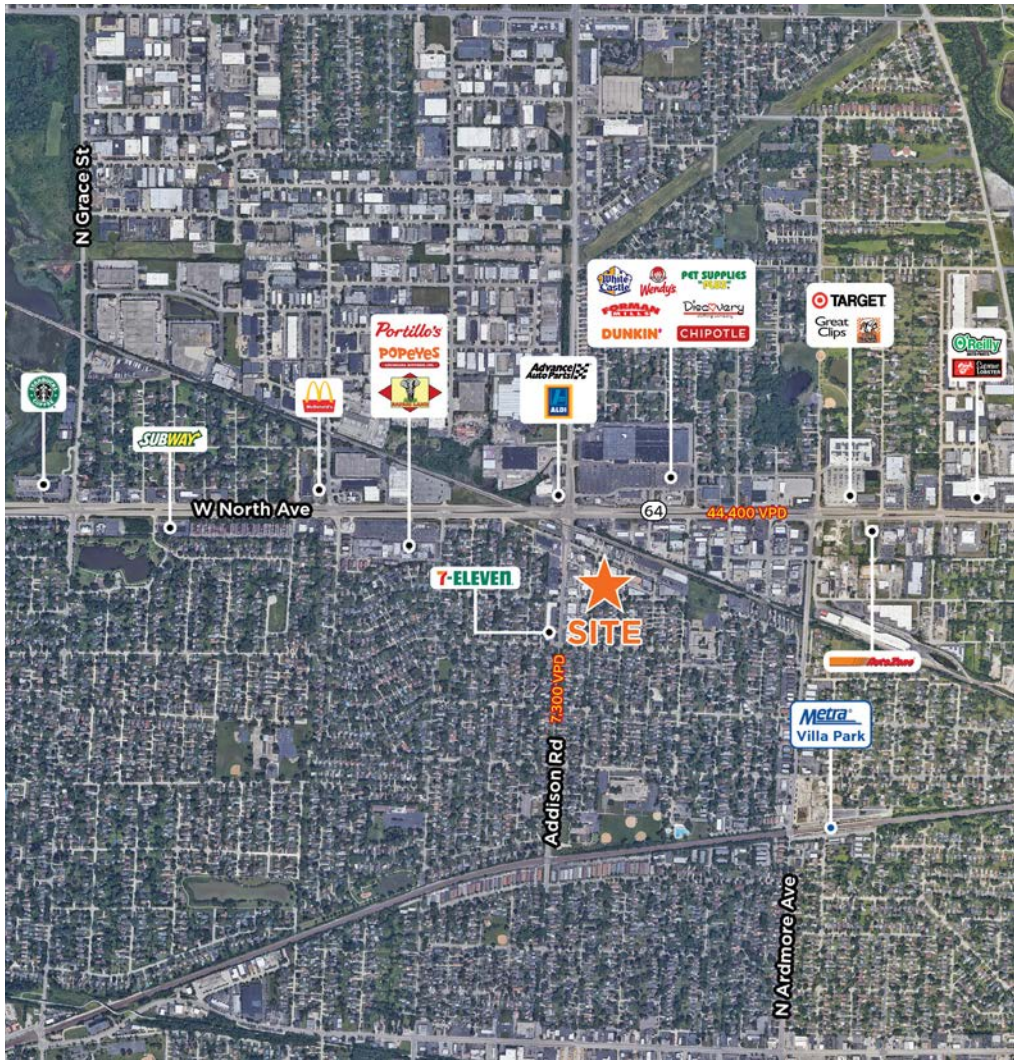
# AREA MAPS AND BUILDING AERIAL

707-717 IOWA AVENUE

Building Aerial



Area Map





# MARKET SUMMARY & DEMOGRAPHICS

707-717 IOWA AVENUE

## 5-Mile Demographics

POPULATION



271,097

MEDIAN AGE



39.8

TOTAL HOUSING  
UNITS



105,650

HOUSEHOLDS



99,982

HOUSEHOLD INCOME



\$119,977

HOME VALUE



\$330,488

## DAYTIME DEMOGRAPHICS

BUSINESSES



16,039

EMPLOYEES



242,555

WHITE COLLAR



88,530  
(64.2%)

TOTAL LABOR FORCE



219,132

UNEMPLOYMENT RATE



5,247  
(2.4%)

## TOTAL ANNUAL CONSUMER EXPENDITURE

HOUSEHOLD



\$8.02 B

MONTHLY HH EXPENDITURE



\$6,691

RETAIL  
EXPENDITURE



\$3.77 B

NON-RETAIL  
EXPENDITURE



\$4.25 B

## About Villa Park



**VILLA PARK** is strategically positioned within the greater Chicago metropolitan region, offering easy access to major highways such as Interstate 290. Its proximity to O'Hare International Airport and downtown Chicago enhances its appeal for businesses seeking convenient transportation links. Villa Park benefits from being part of DuPage County, one of Illinois' economically robust regions. The area's stable economy, skilled workforce, and thriving business community contribute to a favorable environment for commercial real estate ventures.

The village of Villa Park is known for its pro-business climate, with a municipal government committed to supporting commercial ventures. Streamlined permitting processes, favorable tax incentives, and access to resources aid in facilitating smooth real estate transactions and development projects. The village's infrastructure, including modern utilities, transportation networks, and amenities, enhances the appeal of commercial properties. Access to shopping centers, dining options, and recreational facilities adds value to commercial spaces for both tenants and customers.

Villa Park's commercial real estate market caters to a diverse range of sectors, including office spaces, retail outlets, industrial facilities, and mixed-use developments. This diversity provides investors and businesses with ample opportunities to find properties that align with their objectives.



# OFFERING DISCLOSURE

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

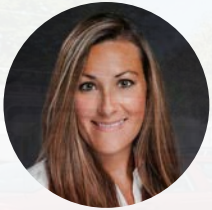
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# Thank You



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**SVN Chicago Commercial**

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