



25W710 (471 E.) 75th Street,
Naperville, IL 60565



KAREN KRAMFORD
AGENT

C: 630.747.3205

O: 630.369.2000

kkramford@kkramford.com

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PROPERTY INFORMATION



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PROPERTY HIGHLIGHTS

Price: \$1,490,000

- 1.5 acres of Land
- 2,617 sf Single-story building
- 1.5-story, 3.5-car garage
- OCI Zoning
- 3-Phase 400 amp Service
- 75th Street Visibility
- Convenient to I-355

View the full listing here:

<https://www.loopnet.com/Listing/471-75th-St-Naperville-IL/25281682/>



Price:	\$1,490,000
Property Type:	Office
Property Subtype:	
Sale Type:	Investment or Owner User
Building Size:	2,617 SF
No. Stories:	1
Year Built:	1957
Zoning Description:	COM-OCI
APN / Parcel ID:	08-29-103-010
Walk Score ®:	34 (Car-Dependent)
Transit Score ®:	

PROPERTY DETAILS

List Price: \$1,490,000

Redevelop this property or locate your business in this 2,617 sf single-story building on 1.51 acres with OCI zoning and 17 parking spaces. It is also known as 471 E. 75th Street. Former veterinary practice with 3-Phase 400 amp service, a 3-zoned HVAC system, and central vac. A 1.5-story, 3.5-car garage with 100 Amp electrical, telephone, and gas service sits behind the main building.

This property sits along 75th Street between S. Naper Boulevard and S. Washington Street. Access the property traveling west on 75th Street from Naper Boulevard.

Naperville is part of the Illinois Technology & Research corridor, and 25W710 (471 E) 75th Street is directly adjacent to a Northwestern Medical Outpatient Facility and minutes from Edward Hospital. Just west of retail centers containing sit-down or drive-through food service and Jewel or Marianos. Naperville offers other fantastic recreational activities: take a relaxing walk on the West Branch DuPageRiver Trail, hit the links at the Naperville Country Club, or spend some time shopping in downtown Naperville.

View the full listing here:
<https://www.loopnet.com/Listing/471-75th-St-Naperville-IL/25281682/>



Price:	\$1,490,000
Property Type:	Office Property
Subtype:	
Sale Type:	Investment or Owner User
Building Size:	2,617 SF
No. Stories:	1
Year Built:	1957
Zoning Description:	COM-OCI
APN / Parcel ID:	08-29-103-01
Walk Score ®:	34 (Car-Dependent)
Transit Score ®:	

PROPERTY PHOTOS



Entrance from 75th Street



Main Building

PROPERTY PHOTOS



North Side of Main Building



Reception Area

PROPERTY PHOTOS



Office



Lab

PROPERTY PHOTOS



Break Room

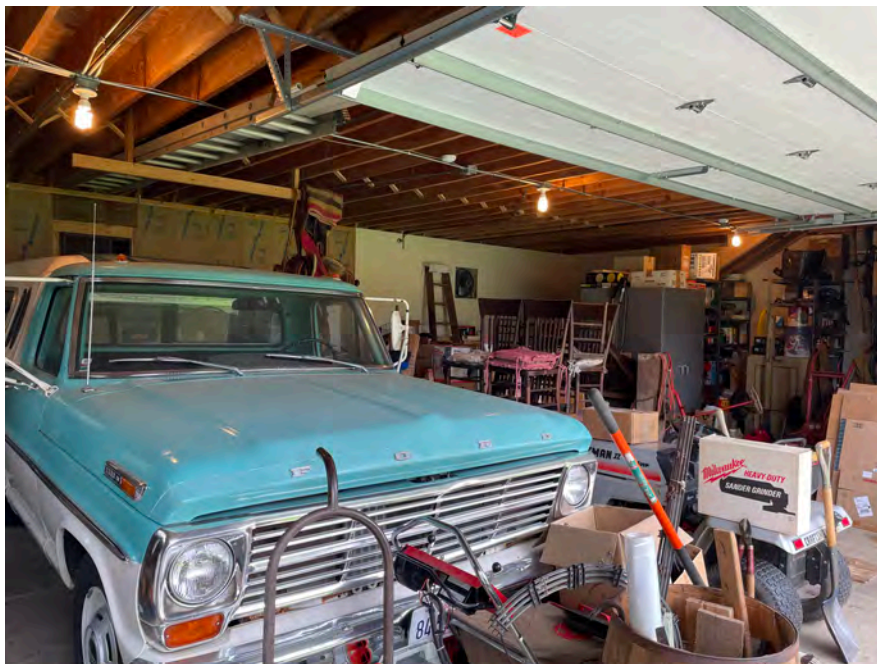


Pharmacy

PROPERTY PHOTOS



Garage



Garage - Main Floor

PROPERTY PHOTOS



Garage - Upper Level



Looking toward 75th Street



FLOOR PLAN

Asteroom

27W710 (471 E.) 75th Street, Naperville, IL, USA



Karen Kramford
Commercial Affiliated
1288 Rickert Drive, # 300
Naperville, IL 60540
(630) 747-3205 (mobile)
(630) 369-2000 (office)

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

25W710 (471 E.) Street Floor Plan



LOCATION INFORMATION



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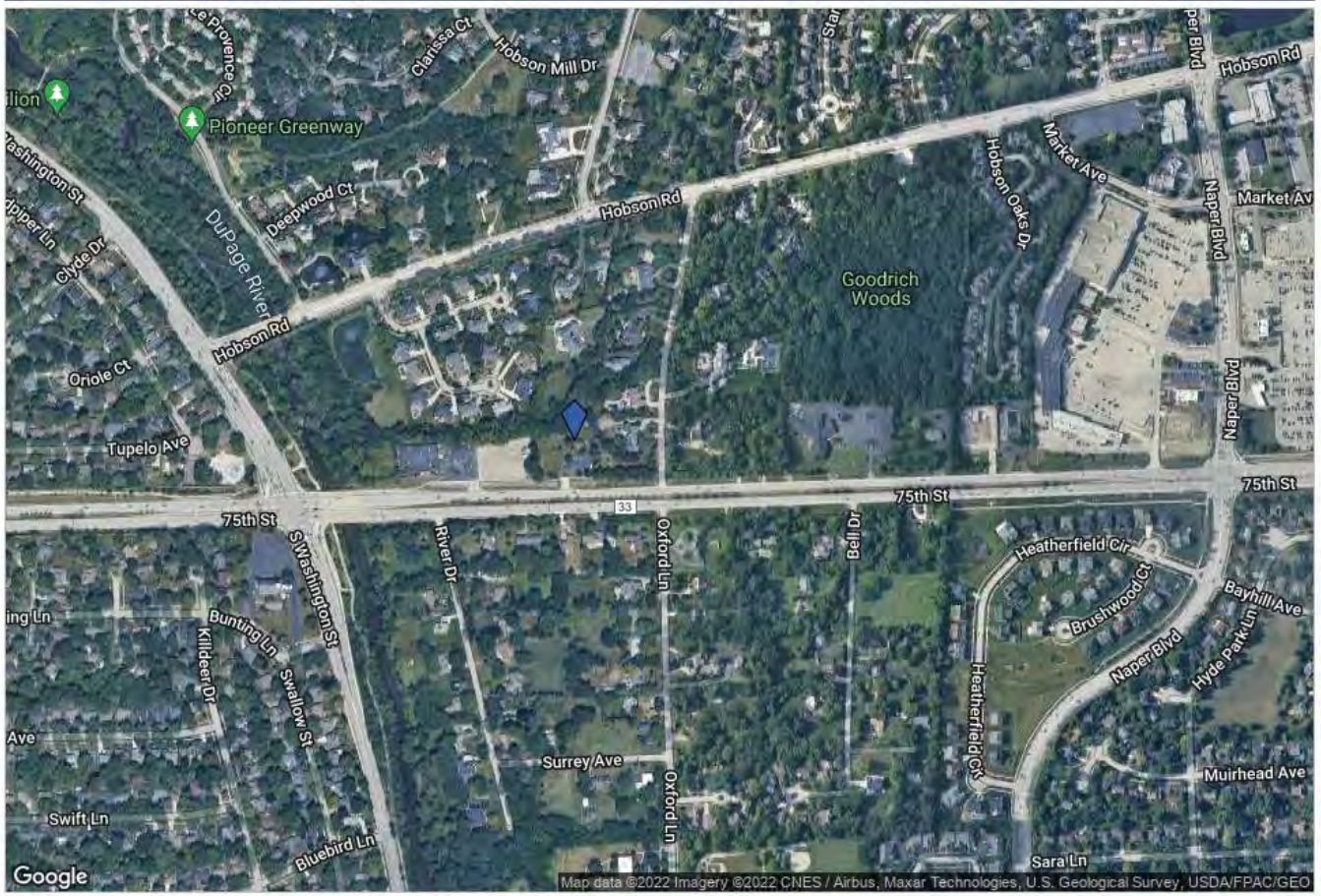
kkramford@kkramford.com

LOCATION

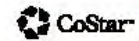


AERIAL MAP

471 E 75th Street Aerial Map

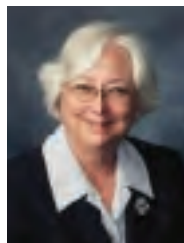


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 04/28/22



FINANCIAL INFORMATION



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TAX BILL

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2020 TAX
 MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

08-29-103-010

1

ON OR BEFORE:	PAY:
JUNE 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.
 PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2020 TAX
 MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON-LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

08-29-103-010

2

ON OR BEFORE:	PAY:
SEP 1, 2021	.00
PAYING LATE?	PAY THIS AMOUNT:

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.
 PAYMENT OF THIS 2020 TAX BILL AFTER OCTOBER 29, 2021, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 17, 2021

Rate 2019	Tax 2019	Taxing District	Rate 2020	Tax 2020
		** COUNTY **		
.1002	196.77	COUNTY OF DU PAGE	0975	200.12
.0209	41.04	PENSION FUND	0202	41.46
.0331	65.00	COUNTY HEALTH DEPT	0308	63.22
.0113	22.19	PENSION FUND	0124	25.45
.1141	224.06	FOREST PRESERVE DIST	1128	231.53
.0101	19.83	PENSION FUND	.0077	15.80
.0141	27.68	DU PAGE AIRPORT AUTH	.0148	30.37
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0428	84.05	LISLE TOWNSHIP	.0393	80.66
.0542	106.43	LISLE TWP ROAD	.0511	104.88
.0032	6.28	PENSION FUND	.0038	7.79
2.402	471.70	CITY OF NAPERVILLE	2438	500.42
.2510	492.91	PENSION FUND	.2572	527.92
.2025	397.66	CITY NAPERVILLE LIBR	1939	397.99
.2841	557.91	NAPERVILLE PARK DIST	2772	568.98
.0219	43.00	PENSION FUND	.0159	32.63
		** EDUCATION **		
4.7986	9,423.49	UNIT SCHOOL DIST 203	4.7141	9,676.16
.1686	331.09	PENSION FUND	.1700	348.94
.2112	414.85	COLLEGE DU PAGE 502	.2114	434.02
6.5821	12,925.94	TOTAL	6.4739	13,288.34

Mailed to:	TIF Frozen Value
BISHOP, RAYMOND E	Fair Cash Value
6721 LEONARD DR	Land Value 126,490
DARIEN IL 60561	+ Building Value 78,770
	= Assessed Value 205,260*
	x State Multiplier 1.0000
	= Equalized Value 205,260
Property Location:	- Residential Exemption
25W710 75TH ST	- Senior Exemption
NAPERVILLE, 60565	- Senior Freeze
Township Assessor:	- Disabled Veteran
LISLE	- Disability Exemption
630-968-1183	- Returning Veteran Exemption
Tax Code:	- Home Improvement Exemption
8043	- Housing Abatement
Property Index Number:	= Net Taxable Value 205,260
08-29-103-010	x Tax Rate 6.4739
	= Total Tax Due 13,288.34
	- Less Advance Payment
	= Net Tax Due .00
	+ PACE Reimbursement
	= Net Due

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* S OF A FACTOR 1.0452
 1st INST PAID MAY 27, 2021
 2nd INST PAID AUG 31, 2021



2020 DuPage County Real Estate Tax Bill
 Gwen Henry, CPA, County Collector
 421 N. County Farm Road
 Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
 Telephone - (630) 407-5900

2019 \$196,380 Assessed Value 2020 \$205,260



MARKET INFORMATION



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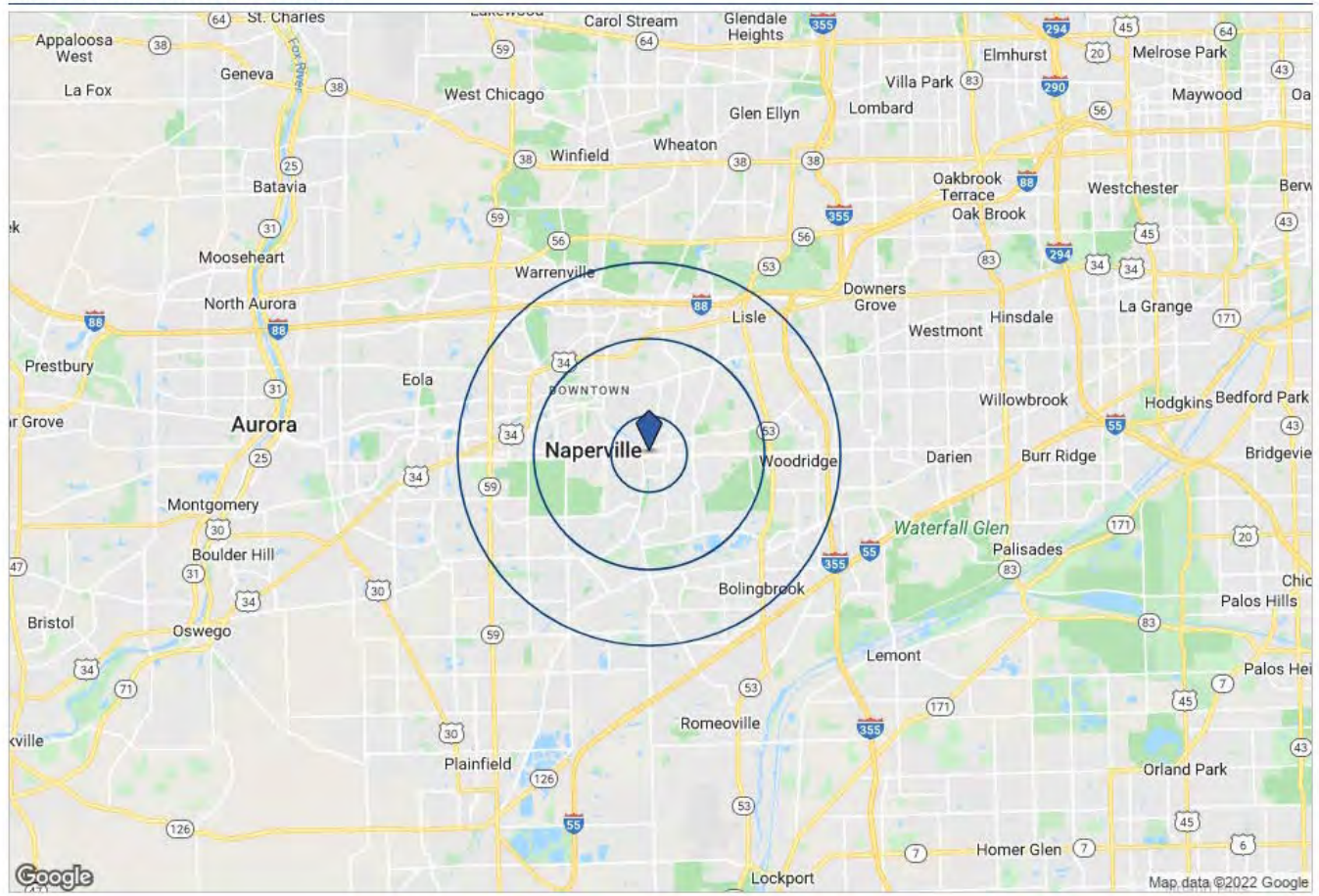
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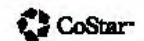


1-, 3-, 5 - MILE MAP

471 E 75th Street 1 3 5 Mi



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DEMOGRAPHIC INFORMATION



POPULATION	1 MILE	3 MILES	5 MILES
2022 Total population	12,321	87,206	93,911
Annual Growth 2022-2027	-0.2%	-0.1%	0.1
Median age	44.3	41.4	39.8
Bachelor's Degree or Higher	65%	65%	53%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2022 Total Households	4,277	30,925	50,913
Average Household Size	2.8	2.7	2.7
Average Household Income	\$163,470	\$156,259	\$131,506
Median Home Value	\$397,299	\$414,384	\$336,644
TRAFFIC COUNTS	34,327 adv per IDot		

* Demographic data derived from CoStar



BROKER INFORMATION



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COMMERCIAL AFFILIATED

From office and retail to land and specialty use. Tenant Rep or Property Management. Our Commercial Professionals will offer their expertise to guide you through a transaction process tailored to your investment needs.

Commercial Affiliated professionals bring experience, deep local-market knowledge and a drive you won't find anywhere else—they won't stop until they've found the perfect solution for your business.

SERVICES



LANDLORD & TENANT REPRESENTATION

Office buildings or office space can be as simple as a residential home in a business district or as complex as a Class A office tower.



PROPERTY MANAGEMENT

Operation and oversight of commercial property operations.



ACQUISITION & DISPOSITION

Acquiring or divesting of an asset through direct sale or other transfer method.



RELOCATION SERVICES

Oversee the process of employee relocation or workforce mobility associated with relocating business operations.



VALUATION & ADVISORY

Determining the optimal and best use for a property with supporting analysis to determine value.



MARKET RESEARCH

Delivering insightful data that is relevant to client's local market and business needs.

ABOUT KAREN KRAMFORD

With over 30 years of industry and commercial real estate expertise, Karen knows how to help clients attain their goals. Karen works closely with you to find the best location for your business or investment property and enables you to find buyers or tenants for your properties. Karen helps clients make educated decisions based on thorough and frank discussions using information from business and policy resources and real estate databases.

Understanding that her clients live in an ever-changing world, Karen attends many networking and chamber of commerce functions. She serves on diverse, local, and state-level committees: Illinois REALTORS® (Commercial and Property Management Committee, Past Chair, Professional Standards Committee, and Plaza Committee), Main Street Organization of REALTORS® (Commercial Alliance and Government Affairs Committee) and Invest Aurora Business Retention Committee. Before commercial real estate, Karen participated as part of a technical sales team selling enterprise software to manufacturing companies from large multinationals to small shops. She has comfort in putting together project plans, systems, and presentations.



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