

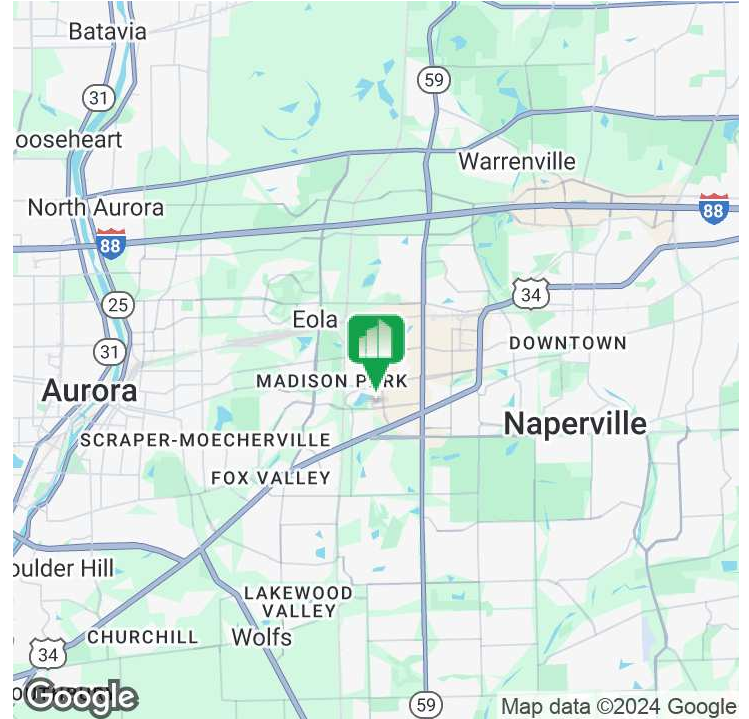
Office Building For Sale



OFFICE CONDO INVESTMENT OPPORTUNITY

3845 MCCOY DR, SUITE 107, AURORA, IL 60504

OFFICE CONDO INVESTMENT OPPORTUNITY



OFFERING SUMMARY

| | |
|---------------|------------|
| Sale Price: | \$385,000 |
| Condo Size: | 1,588 SF |
| Lot Size: | 5.58 Acres |
| Year Built: | 2007 |
| County: | DuPage |
| Taxes (2023): | \$5,561 |

PROPERTY OVERVIEW

Single tenant office condo investment opportunity. Strong tenant in place, an autism therapy school, a solid business in an expanding field. The tenant has two years remaining on their lease and a three year option to renew. The tenant pays \$16/SF plus utilities, maintenance and association fees. The Lessor pays the real estate taxes.

PROPERTY HIGHLIGHTS

- Located in Vastu Commons
- Well maintained office condo with high quality finishes featuring 4 private offices, conference room, kitchenette and washroom
- Entrances in front and back of the condo provide separate access and parking for employees and clients
- Ample parking

LOCATION OVERVIEW

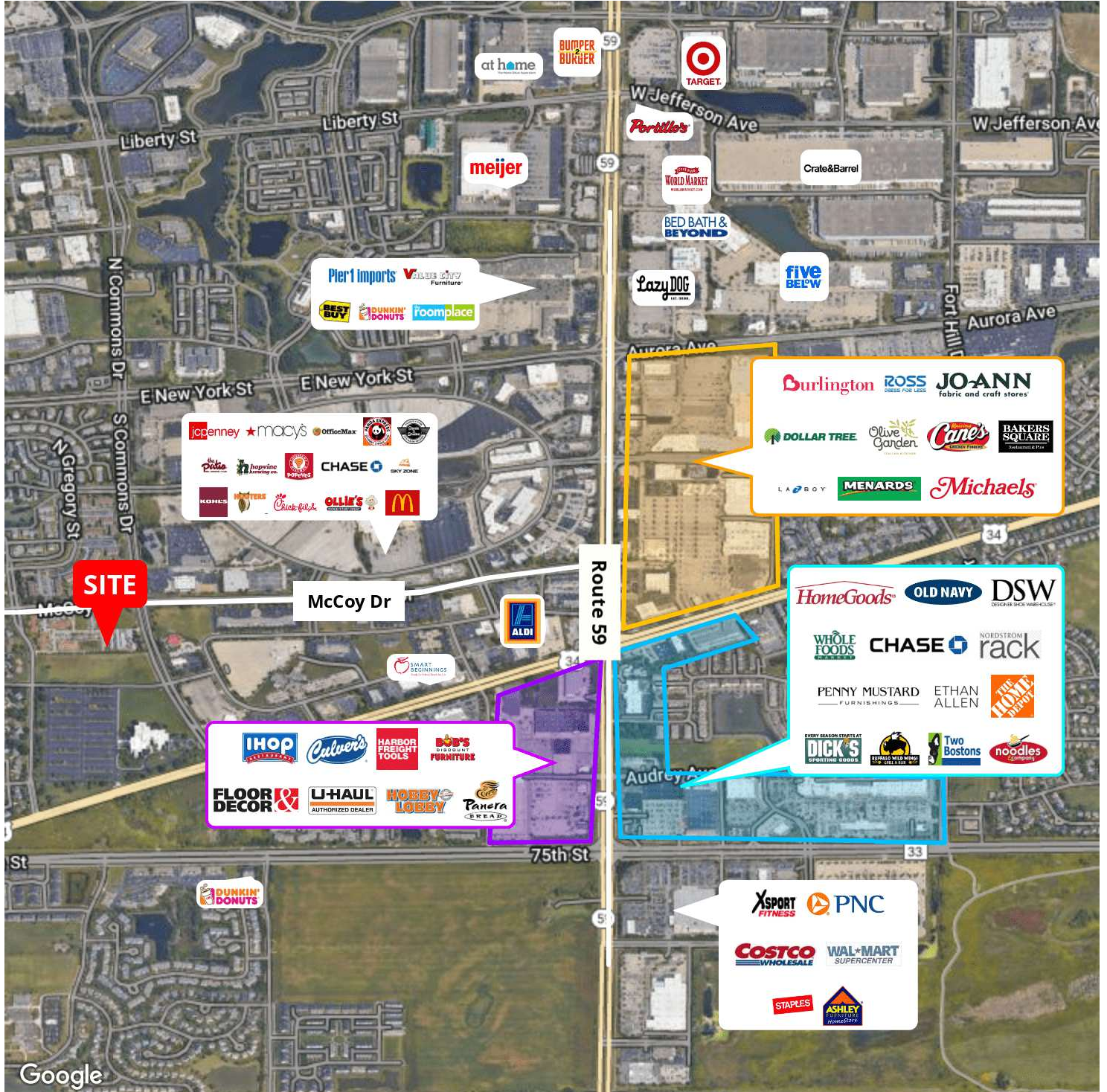
The site is immediately west of the new Fox Valley Mall redevelopment which is bringing a reported 627 luxury apartment units and 212 senior housing units to the immediate area and a host of new retailers, restaurants, and activity oriented venues.

Located on the southeast corner of McCoy and Gregory with easy access to Route 59 and Ogden Ave and Rush Copley Medical Center.

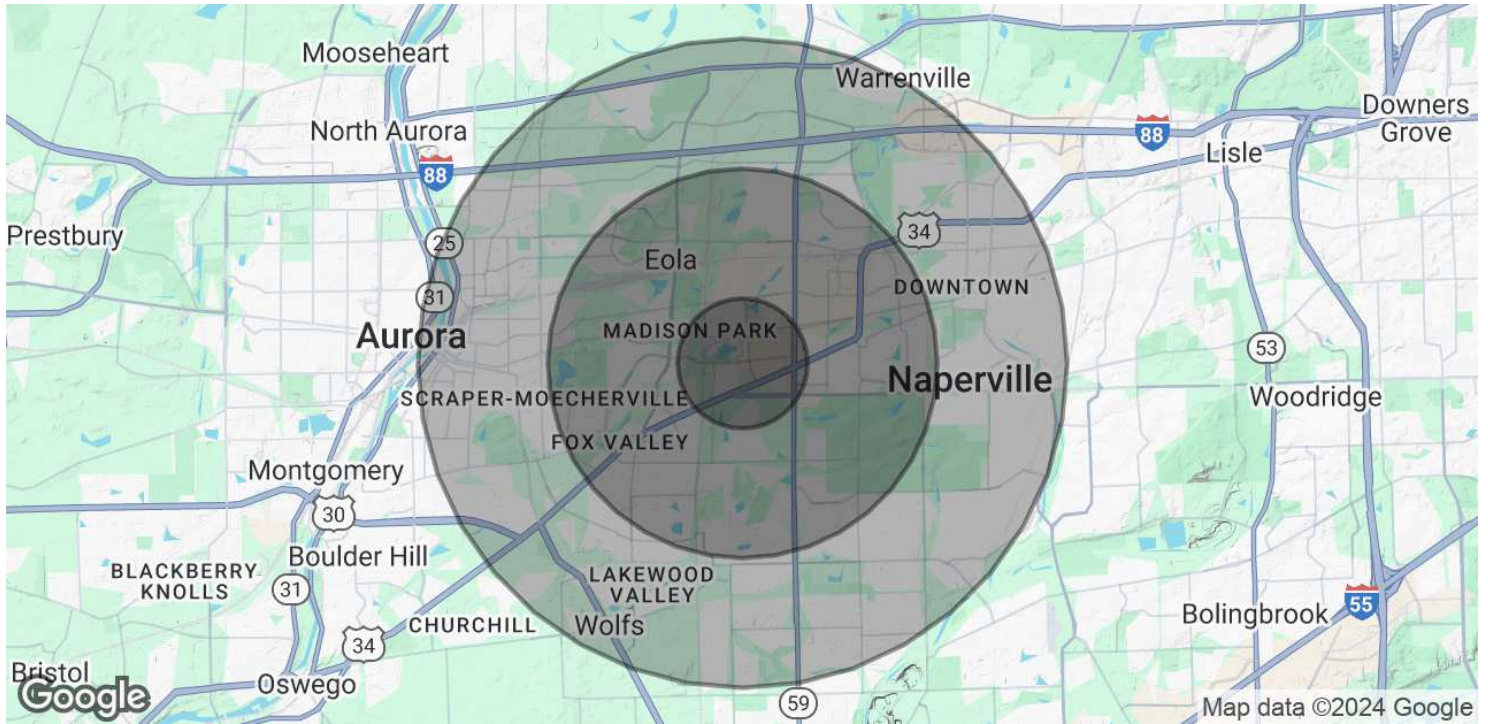
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,841 | 96,881 | 252,778 |
| Average Age | 36 | 38 | 38 |
| Average Age (Male) | 35 | 37 | 37 |
| Average Age (Female) | 37 | 39 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,883 | 35,458 | 88,445 |
| # of Persons per HH | 2.6 | 2.7 | 2.9 |
| Average HH Income | \$137,936 | \$156,180 | \$156,848 |
| Average House Value | \$368,580 | \$404,524 | \$412,004 |

Demographics data derived from AlphaMap