



FOR SALE

608 E. Veterans Pkwy,
Yorkville, IL

\$2,799,000

Turnkey Investment Opportunity in Yorkville – Fully Occupied

This 10,324 SF commercial building in Yorkville is fully occupied with six solid tenants, generating an annual net income of approximately \$164,000. With a CAP rate of ~5%, 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

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**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

10,324+/-
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

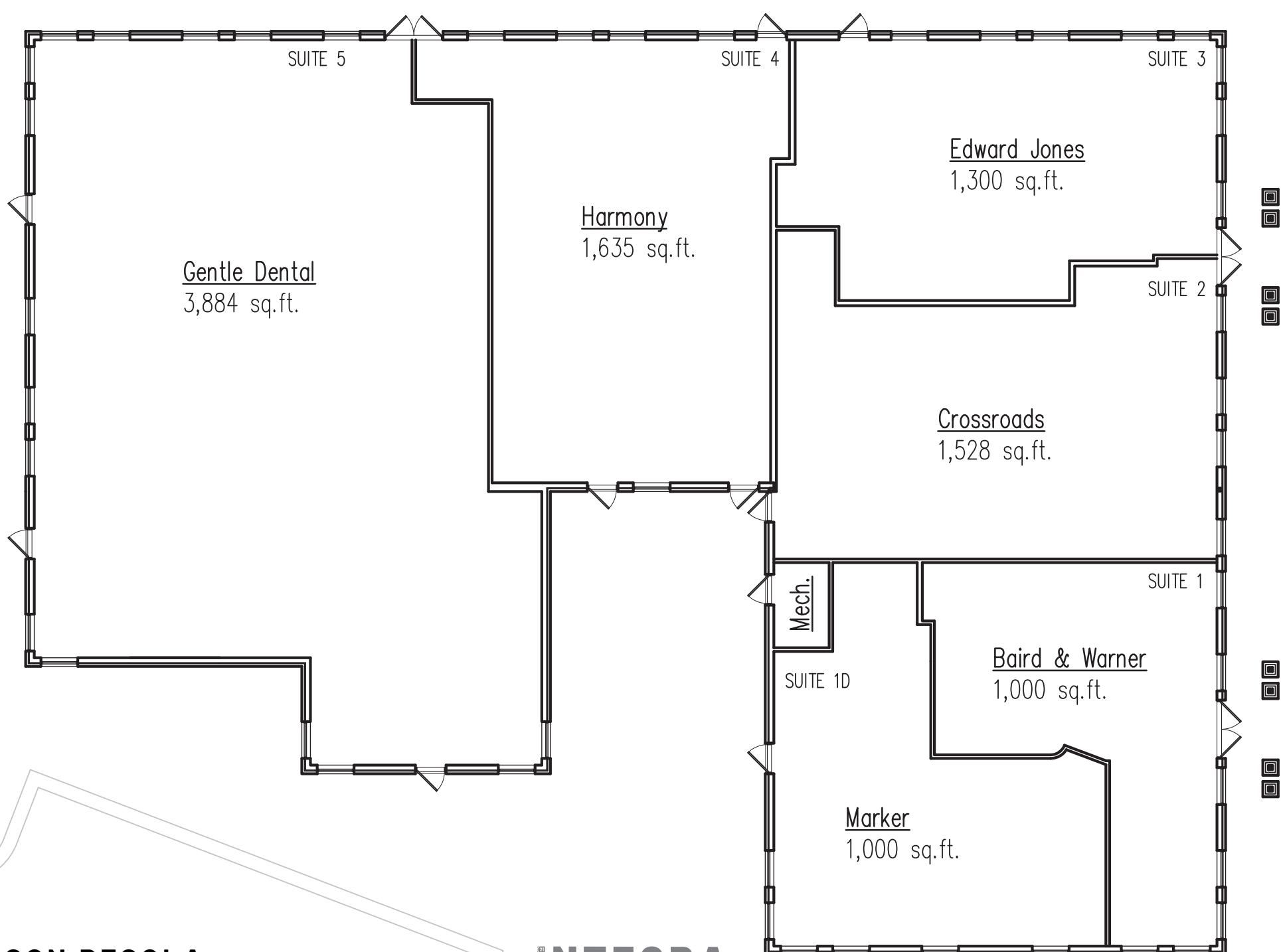
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YORKVILLE ILLINOIS DEMOGRAPHICS

608 E. Veterans Pkwy., Yorkville, IL

Income	Tenant	Unit	SF	Common Area Maintenance (CAM)			Annual Rent	Annual CAM	Total Annual Payments	Monthly Payments	Lease Start	Lease End	Notes
				Taxes	Maintenance	Insurance							
Baird & Warner		1A	1000	included			\$ 20,365.32	included	\$ 20,365.32	\$ 1,697.11	6/1/2019	5/31/2027	Lease extension options through May 2030 Monthly payment is as of 6/1/2025
Marker, Inc.		1D	1000	included			\$ 18,000.00	included	\$ 18,000.00	\$ 1,500.00	Month to Month		
Crossroads Counseling		2	1518	included			\$ 33,045.96	included	\$ 33,045.96	\$ 2,753.83	7/1/2022	6/30/2032	Lease extension options through June 2042 Monthly payment is as of 7/1/2025
Edward Jones		3	1299	included			\$ 31,800.00	included	\$ 31,800.00	\$ 2,650.00	1/1/2025	4/30/2035	Lease extension options through April 2045
Harmony Aesthetics		4	1565	included			\$ 31,660.58	included	\$ 31,660.58	\$ 2,638.38	5/1/2021	4/30/2031	
Gentle Dental		5	3884	\$ 16,221.97	\$ 9,710.00	included	\$ 72,326.55	\$ 25,931.97	\$ 98,258.52	\$ 8,188.21	5/1/2012	4/30/2030	Lease extension options through April 2036 Taxes & Maintenance Payments are fixed
							\$ 207,198.41	\$ 25,931.97	\$ 233,130.38	\$ 19,427.53			

Expenses		
Description	Monthly Costs	Annual Costs
Mowing/Plowing/Weeds/Fall Clean-Up (monthly)	\$ 865.00	\$ 10,380.00
Building Water (bi-monthly)	\$ 181.01	\$ 2,172.12
Building Sewer (monthly)	\$ 340.67	\$ 4,088.04
Building Electric (monthly)	\$ 82.52	\$ 990.24
Building Gas	\$ -	\$ -
Fire Alarm Monitoring & Testing (annual)	\$ 55.25	\$ 663.00
Garbage/Recycling	\$ 205.00	\$ 2,460.00
Property Taxes (2023 paid in 2024)	\$ 3,456.69	\$ 41,480.28
Insurance (quarterly)	\$ 428.33	\$ 5,139.96
	\$ 5,614.47	\$ 67,373.64

Net Operating Income (annual)	\$ 165,756.74
Net Operating Income (monthly)	\$ 13,813.06

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>

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