



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.

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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

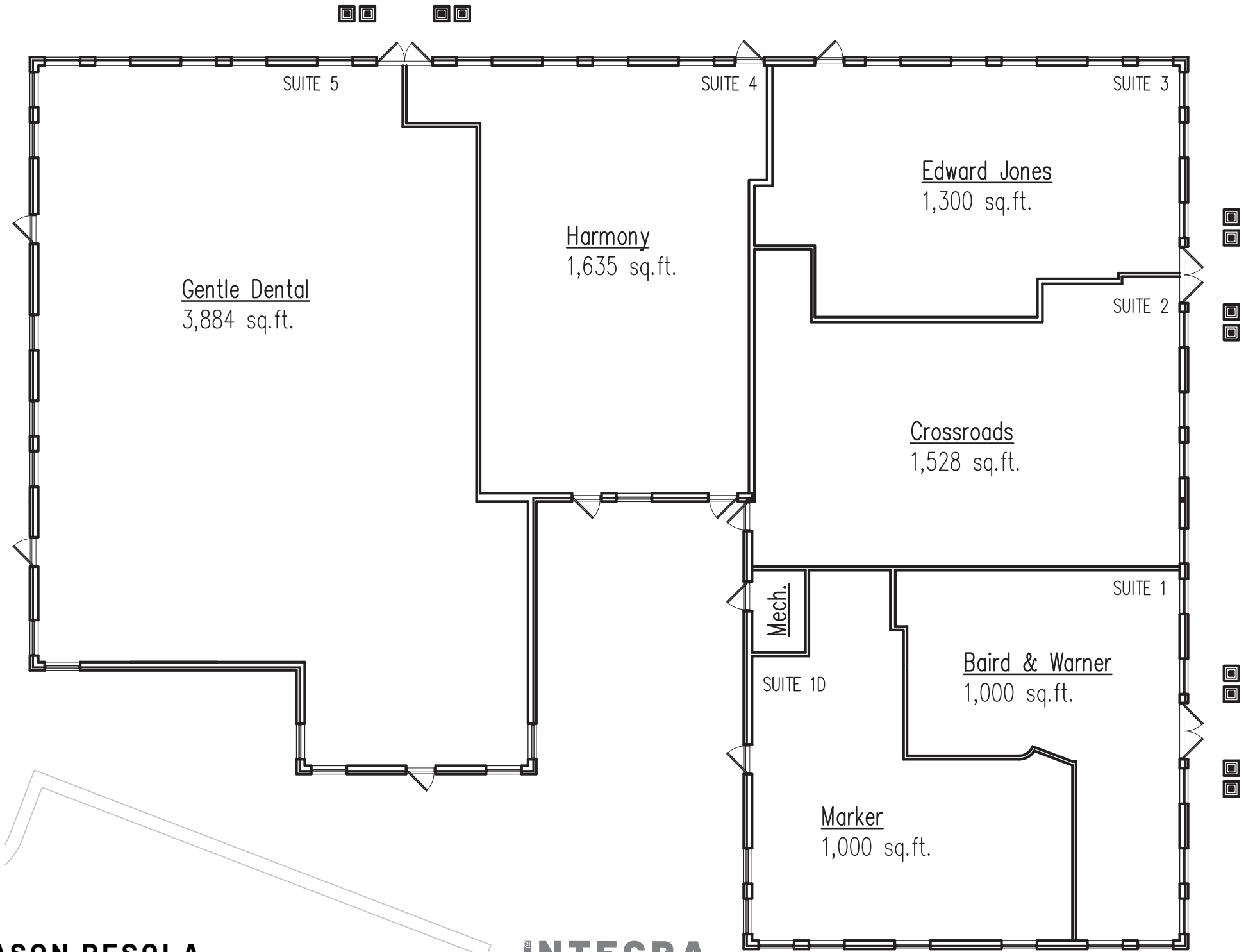
FRESHLY SEALED & STRIPED PARKING LOT | 2023 ROOF TEAR OFF AND REPLACEMENT
APN: 02-28-253-006 PROPERTY TAXES: \$38,964.30

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YORKVILLE ILLINOIS DEMOGRAPHICS

608 E. Veterans Pkwy., Yorkville, IL

| Income | | | Common Area Maintenance (CAM) | | | | | | | | | |
|-----------------------|------|------|-------------------------------|-------------|-----------|----------------------|---------------------|-----------------------|---------------------|----------------|-----------|---|
| Tenant | Unit | SF | Taxes | Maintenance | Insurance | Annual Rent | Annual CAM | Total Annual Payments | Monthly Payments | Lease Start | Lease End | Notes |
| 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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COSTCO
WHOLESALE



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