



SALE

Value-Add Landmark Building

4 E WILSON ST

Batavia, IL 60510

PRESENTED BY:

NEIL JOHNSON

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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.

| | |
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| SALE PRICE: | \$888,000 |
| BUILDING SIZE: | 11,600 SF |
| LOT SIZE: | 4,790 SF |
| YEAR BUILT: | 1895 |
| ZONING: | DMU Downtown Mixed Use |
| MARKET: | Chicago - far west |
| SUBMARKET: | Kane County |
| APN: | 12-22-258-003 |

PROPERTY OVERVIEW

Value-add, landmark stone masonry commercial building. Located near the Fox River & Batavia's riverwalk. This vintage building is ideal for a mix of uses (retail / office / residential). Street parking and adjacent public lot, plus 3 private spaces. The property features four usable floors totaling 11,600+ sf plus sub-basement with additional storage and mechanicals. Zoned DMU (Downtown Mixed Use). There is excellent investment / redevelopment potential or owner-user opportunity with income.

The first floor & walk-out rear lower level has an established retail tenant, with the flexibility to divide in the future. Second & third floors offer a mix of private and large open office spaces with plenty of windows overlooking downtown Batavia and the Fox River. 2024 taxes \$19,561.

LOCATION OVERVIEW

In the heart of Batavia's central business district. Located just east of the Fox River bridge on Wilson St. The property is adjacent to Batavia's Riverwalk, surrounded by shopping & dining. Nearby retailers include Walgreens, Limestone Coffee & Tea, Sturdy Shelter Brewing, GOAT Restaurant and Batavia Creamery. 2025 Demographics (5 mi): Population - 113,702. Avg household income - \$154,122.

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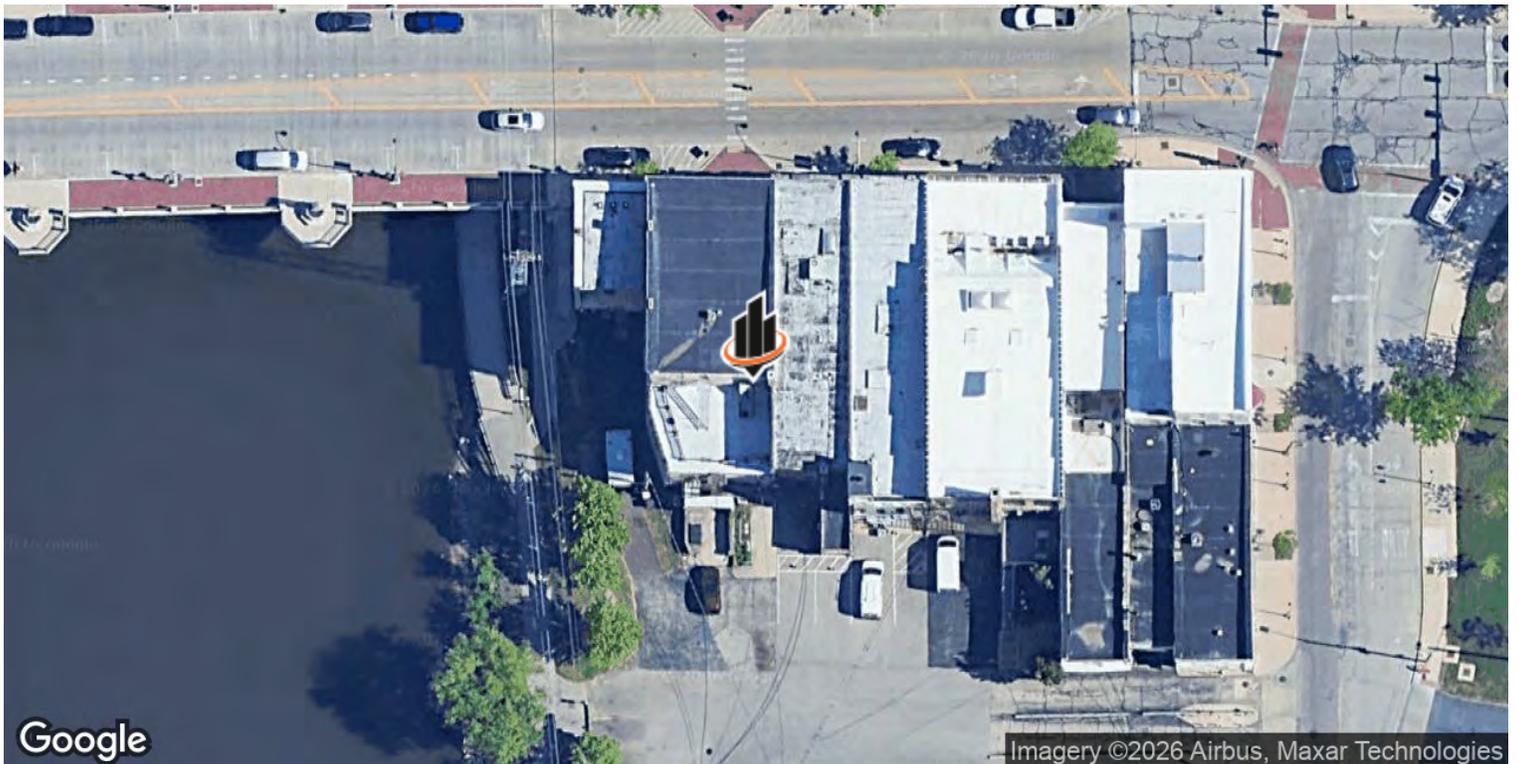
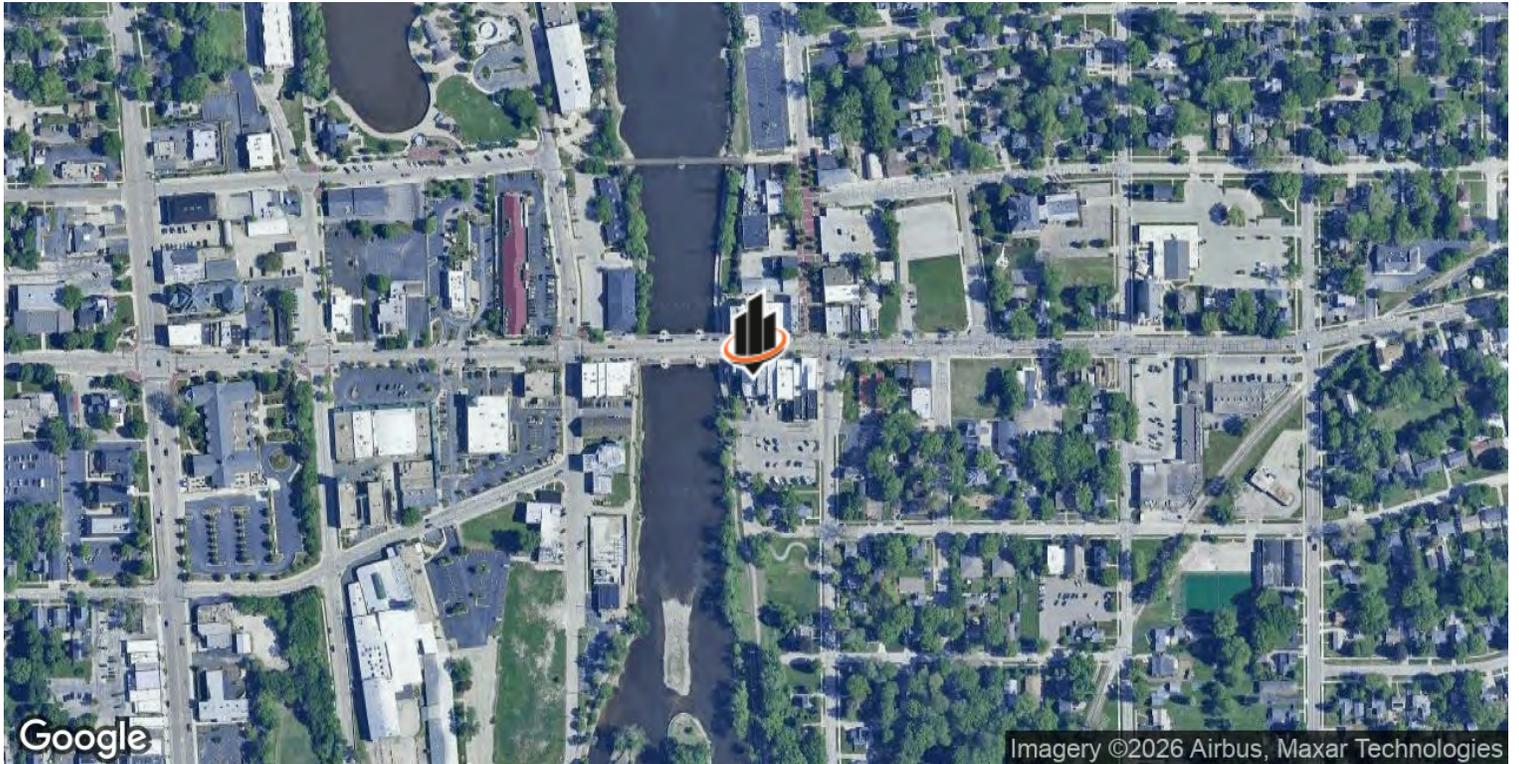
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AERIAL MAP



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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,600+ Leasable Area on Four Levels
- Attractive Stone Masonry Construction
- Overlooking Downtown Batavia & Fox River
- Private Parking with Adjacent Public Lot
- Owner/User or Investment Opportunity
- Retail Tenant on 1st Floor Plus Lower Level
- 2nd Floor Vacant Office Space With Residential Potential
- 3rd floor With Office or Residential Potential
- Zoned DMU (Downtown Mixed Use)



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PROPERTY DETAILS

| | |
|-------------------|------------------|
| SALE PRICE | \$888,000 |
|-------------------|------------------|

LOCATION INFORMATION

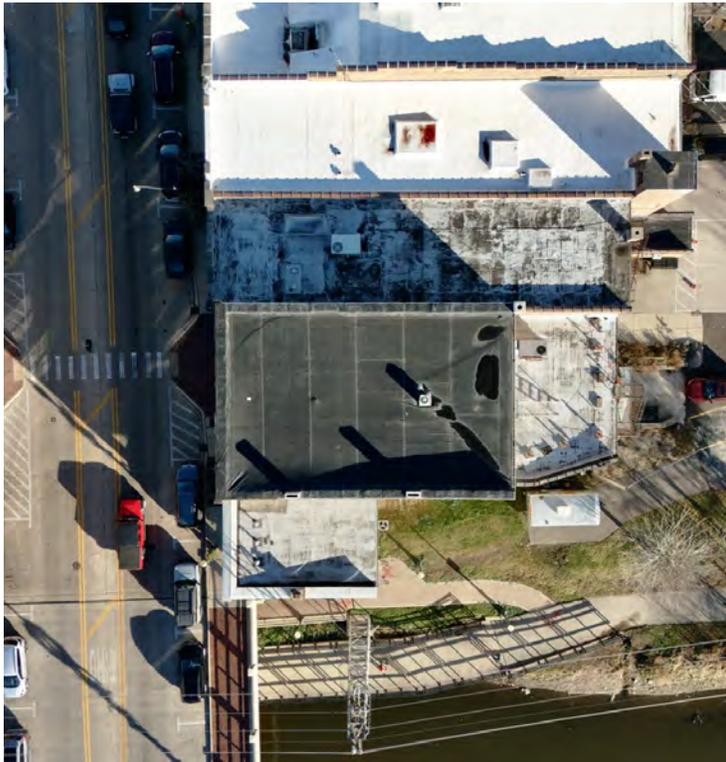
| | |
|---------------------------|-----------------------------|
| BUILDING NAME | Value-Add Landmark Building |
| STREET ADDRESS | 4 E Wilson St |
| CITY, STATE, ZIP | Batavia, IL 60510 |
| COUNTY | Kane |
| MARKET | Chicago - far west |
| SUB-MARKET | Kane County |
| CROSS-STREETS | Wilson St |
| SIDE OF THE STREET | South |
| ROAD TYPE | Paved |
| NEAREST HIGHWAY | I-88 / I-90 |

PROPERTY INFORMATION

| | |
|-------------------------|------------------------|
| PROPERTY TYPE | Retail |
| PROPERTY SUBTYPE | Street Retail |
| ZONING | DMU Downtown Mixed Use |
| LOT SIZE | 4,790 SF |

BUILDING INFORMATION

| | |
|---------------------------|-------------|
| BUILDING SIZE | 11,600 SF |
| NOI | \$30,434.00 |
| OCCUPANCY % | 62.0% |
| TENANCY | Multiple |
| AVERAGE FLOOR SIZE | 2,885 SF |
| YEAR BUILT | 1895 |
| ROOF | 2007 (EPDM) |



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FIRST FLOOR & LOWER LEVEL



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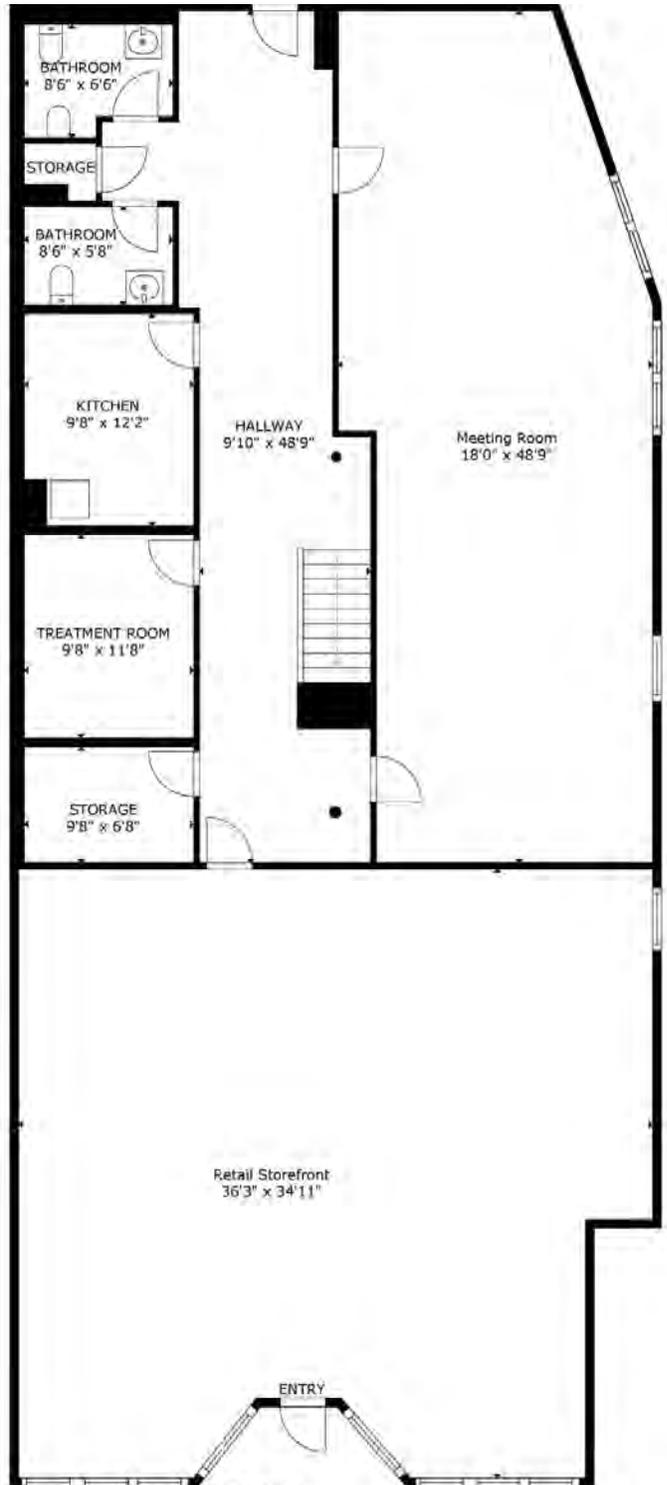
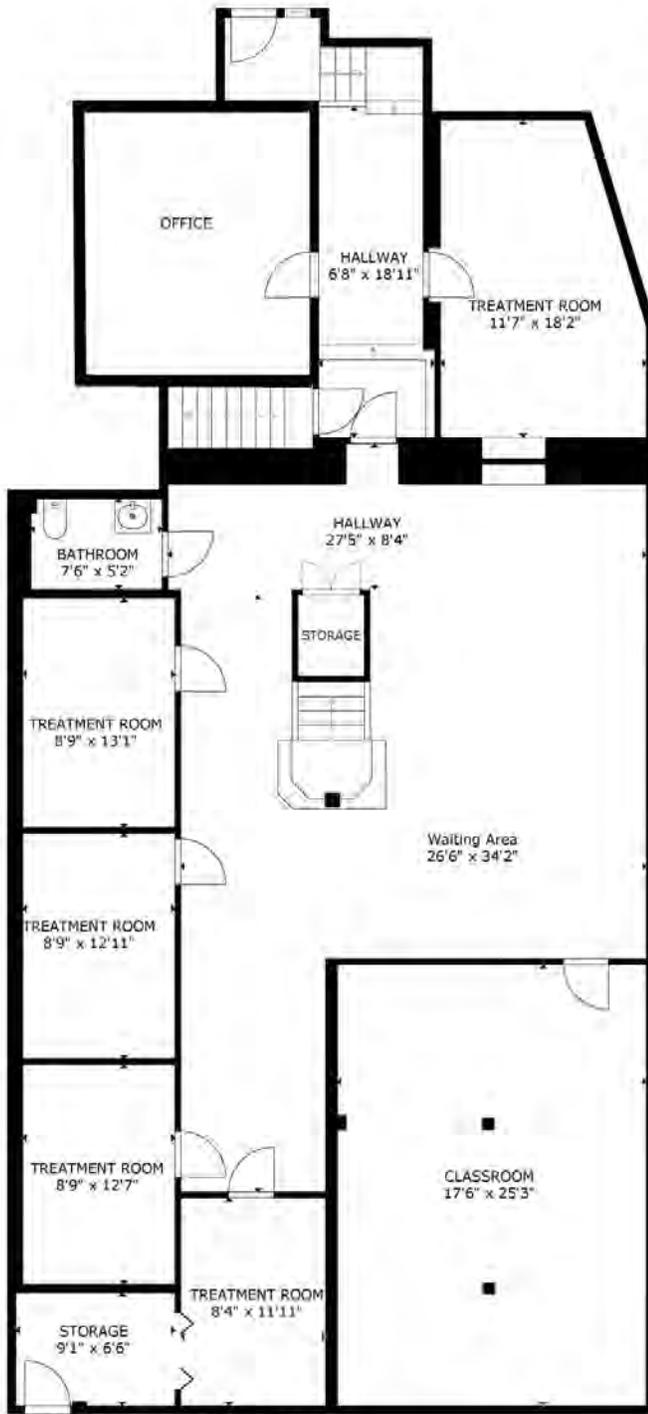
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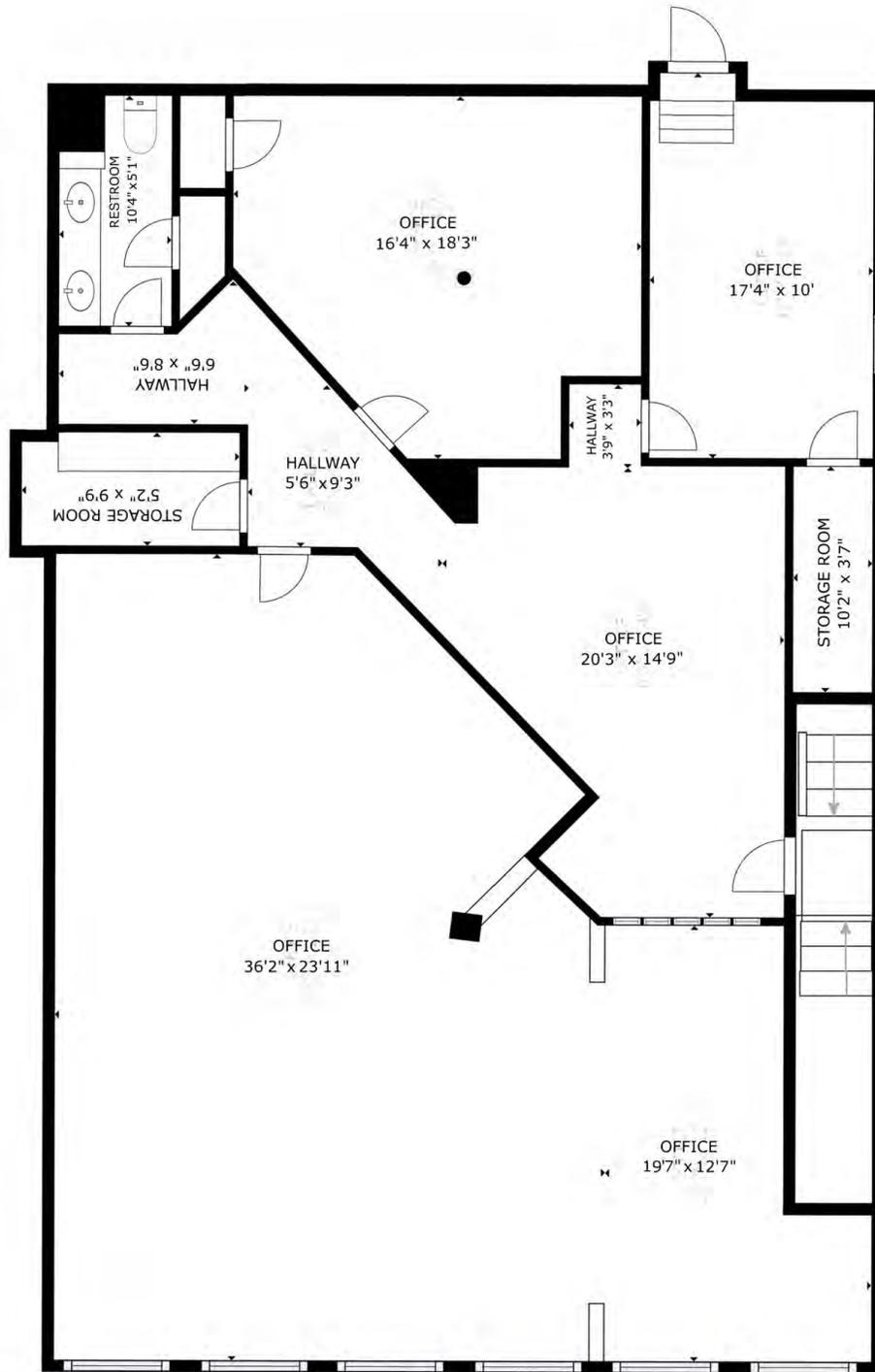
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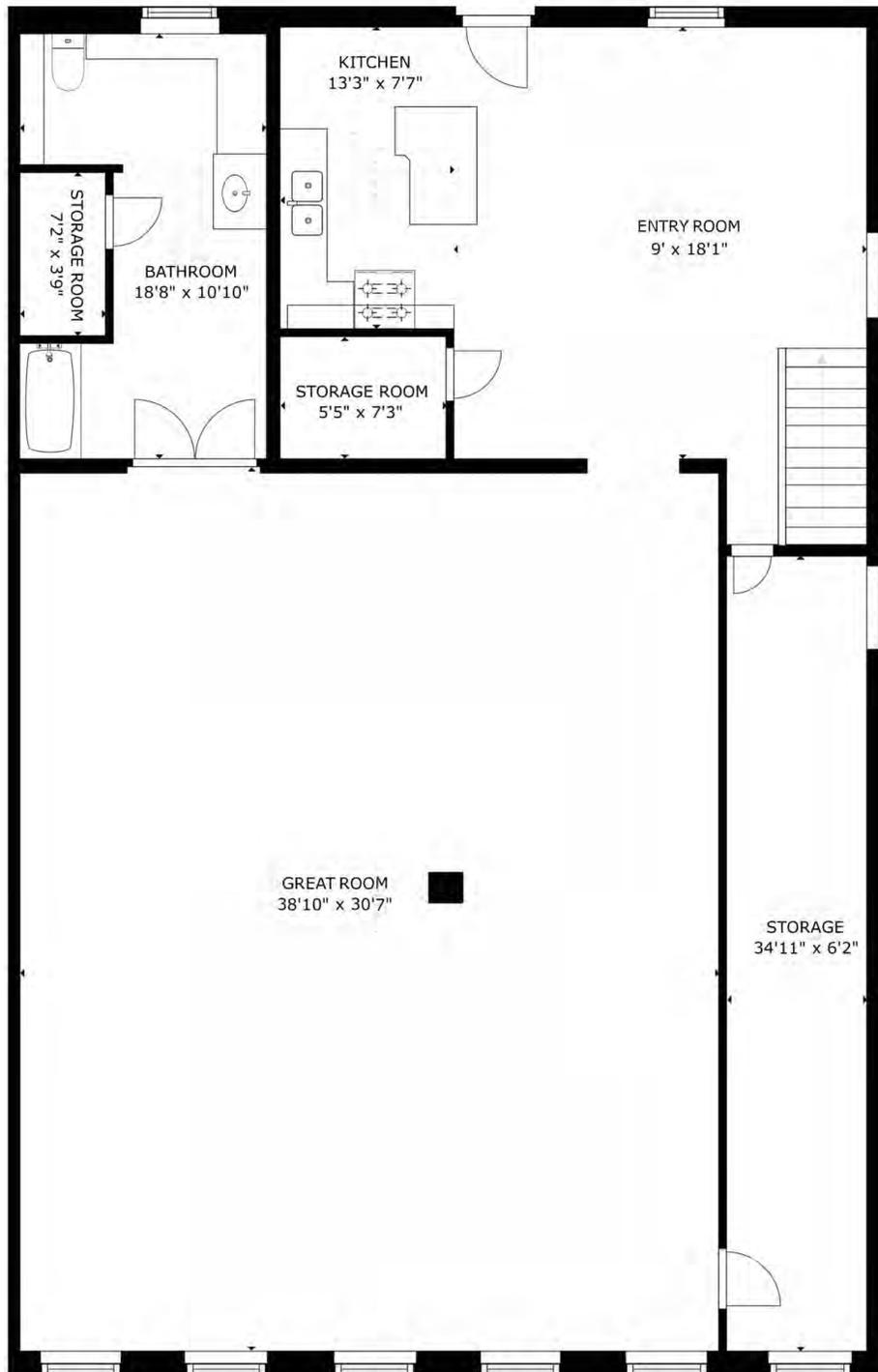
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RENT ROLL

| UNIT | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END |
|--------------------|--------------|-----------------|---------------|-------------------|--------------------|-------------|-----------|
| Street/Lower Level | Healing Arts | 5,000 SF | 43.10% | \$9.78 | \$48,900.00 | 10/01/15 | 12/31/28 |
| 2nd Floor | Vacant | 2,400 SF | 20.69% | - | - | - | - |
| 3rd Floor | Vacant | 2,400 SF | 20.69% | - | - | - | - |
| TOTALS | | 9,800 SF | 84.48% | \$9.78 | \$48,900.00 | | |

SF totals are approximate and not inclusive of the sub basement.

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TENANT PROFILE



TENANT HIGHLIGHTS

- Long-Term Tenant
- Occupies Street Level & Lower Level Retail Unit
- Signature Holistic Services
- Extensive Programs
- Regular Events & Workshops
- Personalized, Client-Centered Care
- Retail Storefront
- Variety of Revenue Streams

TENANT OVERVIEW

| | |
|--------------------|-----------------------------|
| COMPANY: | Healing Arts & Metaphysical |
| FOUNDED: | March of 2013 |
| LEASE RATE: | \$9.78/sf/yr MG |
| WEBSITE: | healingartsmetaphysical.com |

RENT SCHEDULE

LEASE YEARS ANNUAL RENT

| | |
|-------------|----------|
| 2025 | \$48,900 |
| 2026 | \$49,500 |
| 2027 | \$50,100 |
| 2028 | \$50,400 |

Healing Arts Metaphysical Center provides services and products based on different healing modalities from cultures worldwide to bring harmony and balance into all aspects of daily lives.

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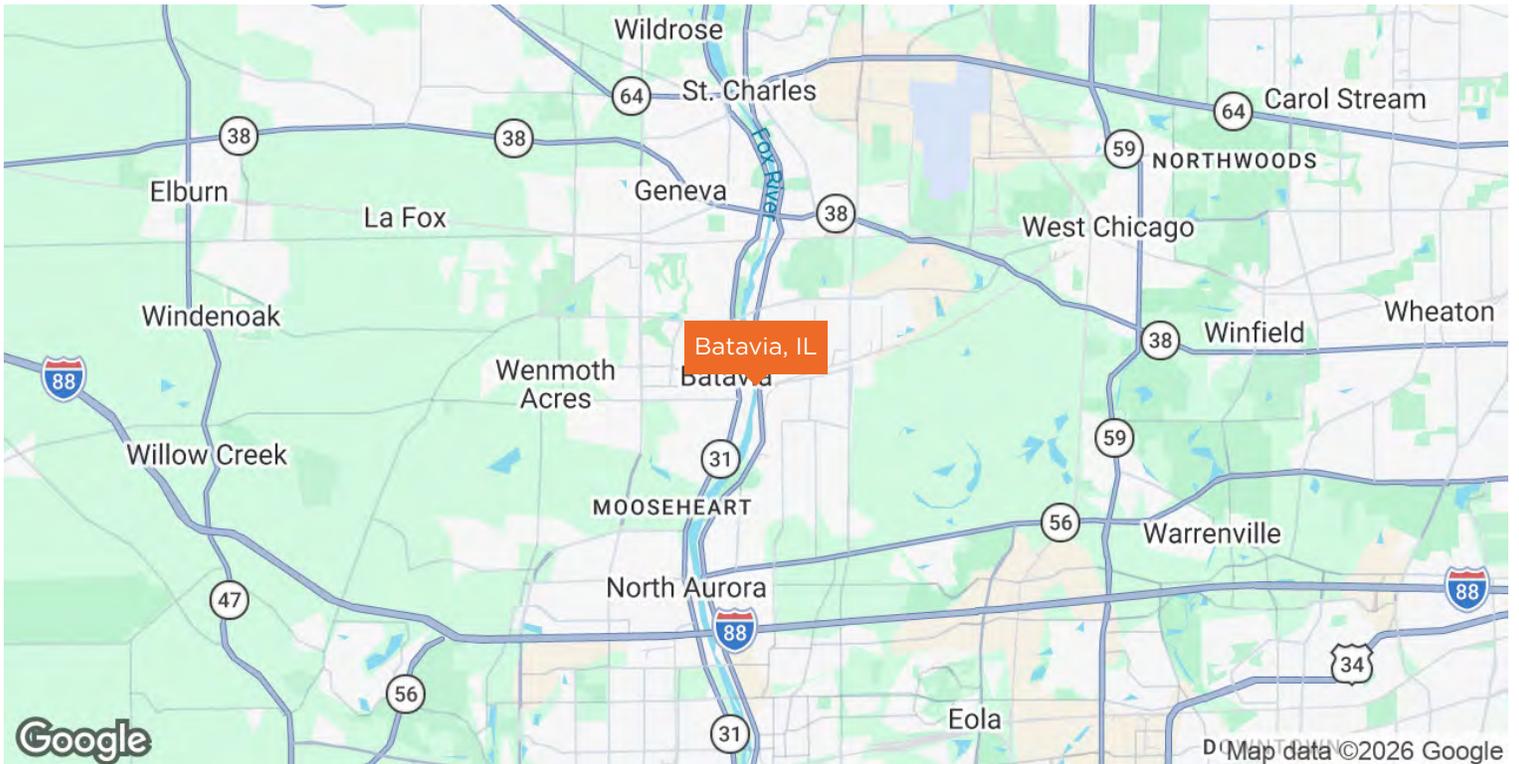
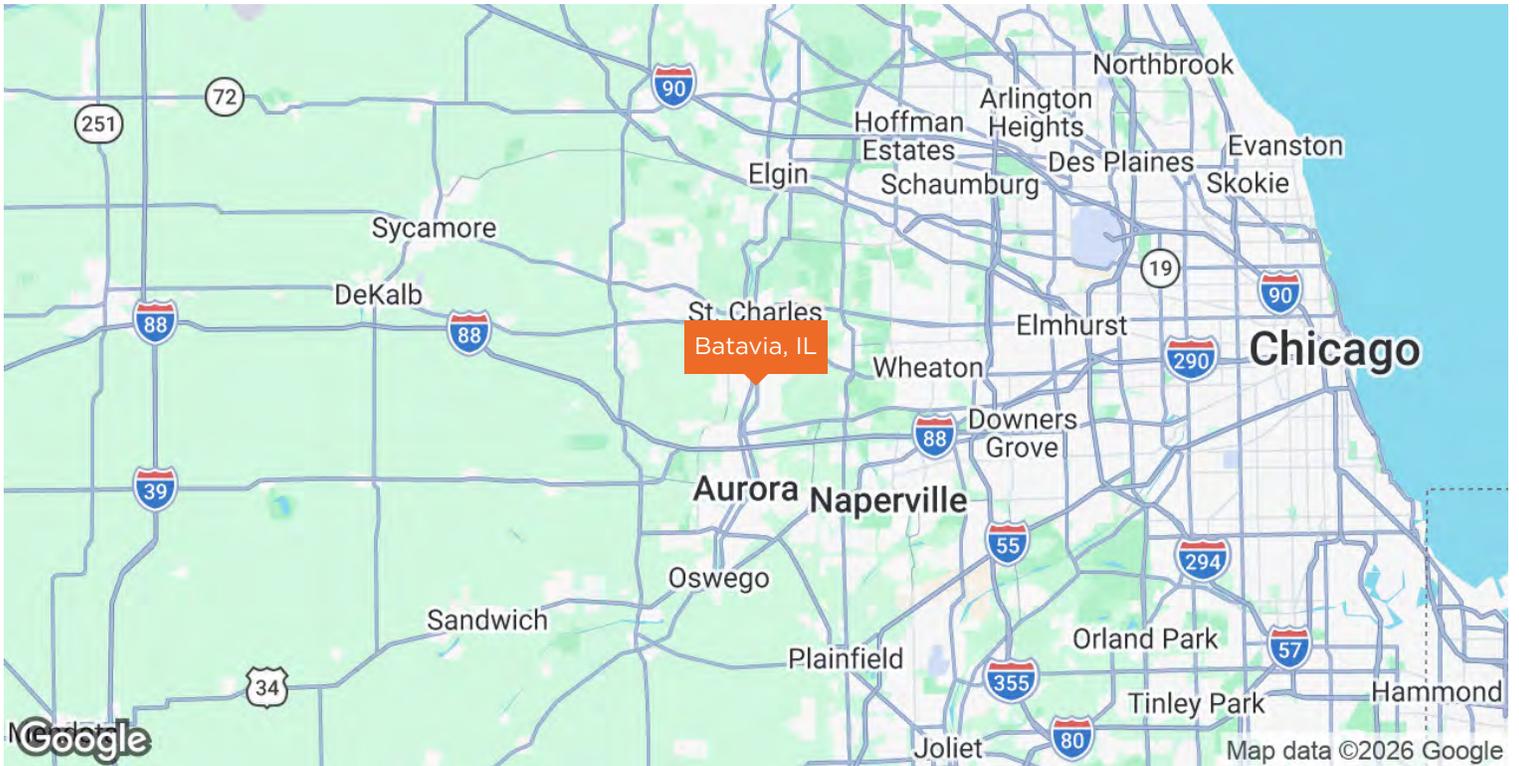
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REGIONAL MAP



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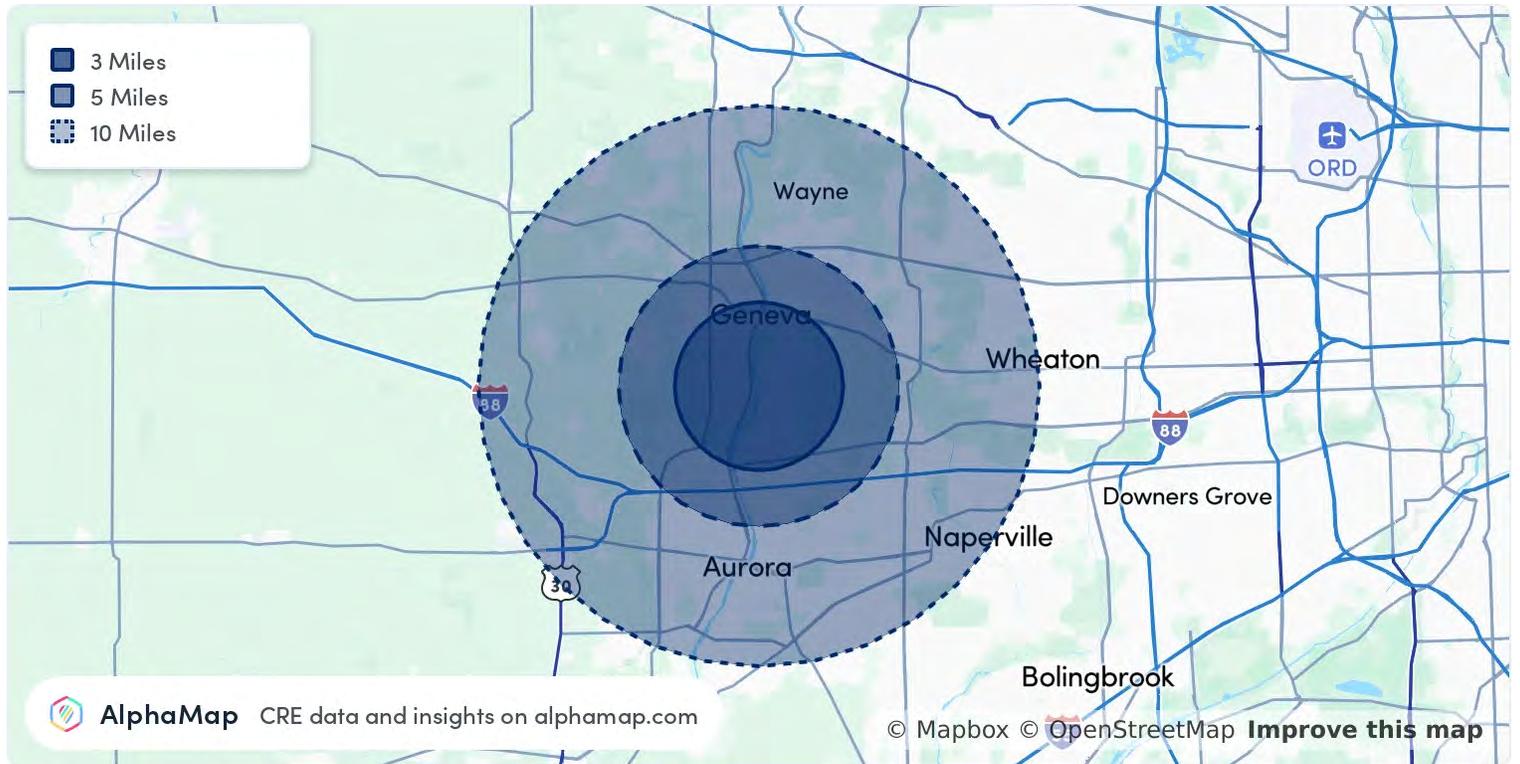
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AREA ANALYTICS



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 48,134 | 113,702 | 597,407 |
| AVERAGE AGE | 42 | 41 | 40 |
| AVERAGE AGE (MALE) | 40 | 39 | 39 |
| AVERAGE AGE (FEMALE) | 43 | 42 | 41 |
| HOUSEHOLD & INCOME | 3 MILES | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 18,523 | 43,313 | 212,706 |
| PERSONS PER HH | 2.6 | 2.6 | 2.8 |
| AVERAGE HH INCOME | \$162,823 | \$154,122 | \$148,620 |
| AVERAGE HOUSE VALUE | \$425,399 | \$395,675 | \$393,954 |
| PER CAPITA INCOME | \$62,624 | \$59,277 | \$53,078 |

Map and demographics data derived from AlphaMap

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