

565 E SAINT CHARLES ROAD, CAROL STREAM



**Offered at
\$435,000**



Prime commercial opportunity in a high-traffic area of Carol Stream! This 3,515 sq ft building sits on a 0.43-acre lot and is zoned B-3, General Business District-ideal for office, medical, tech, or retail use. Excellent visibility corner with 22,700 vehicles per day and convenient access. The property features a medical office with an attached 3-bedroom ranch home that has been converted to expand the medical space. Fenced backyard and ample parking (15 spaces) make this a great opportunity for a variety of businesses. Recent updates include roof (prior to 2015), furnace in house and medical building (2019), central air (2020), hot water heater in house (2020) and medical building (2025), plumbing throughout (2023 and 2025), and one electrical panel 200 amps in the medical building (approx. 2016). Strong location in a growing community with excellent commercial potential.

Team Baker

630-399-2614

soldbybaker@gmail.com

www.teambaker-pprhomes.com



EXECUTIVE SUMMARY

PROPERTY ADDRESS:

565 East St. Charles Road
Carol Stream, Illinois 60188

IMPROVEMENTS DESCRIPTION:

A one-story, office building/converted residence containing 3,515 square feet

LAND SIZE:

21,243 Square Feet

ZONING:

B-3: General Business District

SITE DESCRIPTION

Land Size:	21,243 Square Feet
Shape:	Basically rectangular
Dimensions:	145.80 feet along St. Charles Road (south property line) 195.33 feet along Schmale Road (west property line) 171.10 feet along the north property line 141.30 feet along the east property line
Annual Average Daily: Traffic (AADT):	5,900 - St. Charles Road 16,800 - Schmale Road
Positioning:	Corner (signalized)
Vehicular Access:	St. Charles Road
Topography:	Generally level and at street grade
Flood Hazard Zone/Map:	Zone X - area of minimal flooding (outside of the Special Flood Hazard Area)/Flood Insurance Rate Map 17043C0063J (dated 08/01/2019)
Soil Conditions:	No adverse soil conditions were known to exist.
Environmental Hazards:	No potential environmental hazards/concerns were noted or reported.
Utilities:	All public utilities are available.
Zoning:	B-3: General Business District - permits a variety of commercial, office, and institutional uses. The existing building and use of the subject property appear to be legal and conforming.
Easements/Encroachments:	No adverse easements or encroachments were noted or reported.

IMPROVEMENTS DESCRIPTION

Type:	Single-user office/converted residence
Use:	Veterinary clinic/office
Occupancy:	Vacant - approximately five months
Gross Building Area (GBA):	3,515 SF
Land-To-Building (LTB) Ratio:	6.04 to 1
Stories:	One
Year Built:	1952
Condition:	Average overall condition with adequate ongoing maintenance noted.
Estimated Remaining Economic Life:	30 Years - This estimate can easily be and is typically extended through property maintenance, repairs, replacements, etc. that are typically part of property ownership. The current estimate is nothing more than a "snapshot in time" as of the valuation date.

Structural/Exterior

Foundation:	Reinforced concrete
Basement:	Partial crawl space under the west portion of the building (size unknown)
Exterior Walls:	Brick, vinyl siding
Roof Structure:	Pitched, with an asphalt-shingle covering
Structural Framing:	Concrete block and wood-frame
Doors:	Vinyl-framed, glass front door with wood/steal, rear doors
Windows:	Double-pane, vinyl-framed windows

IMPROVEMENTS DESCRIPTION

Interior Layout/Finish Schedule

Layout: The subject building generally includes a typical office/converted residence layout; however, the eastern portion of the building had been converted for use as a veterinary clinic and includes a layout and finishes for such use. The building includes a front lobby/reception area, three private offices (converted to exam rooms), a small surgical suite and treatment area with a laboratory, an open office area, and a rest room. The western portion of the building includes an open office area, three private offices, and an additional rest room. The exam rooms and treatment area feature built-in cabinetry with sinks that could accommodate future medical/dental type use. *A copy of the subject's floor plan is included in the following pages.*

Finishes

Walls:	Painted drywall with some wood paneling and ceramic tile coverings
Floors:	Laminate (wood)
Ceiling:	Painted drywall

Mechanical & Equipment Features

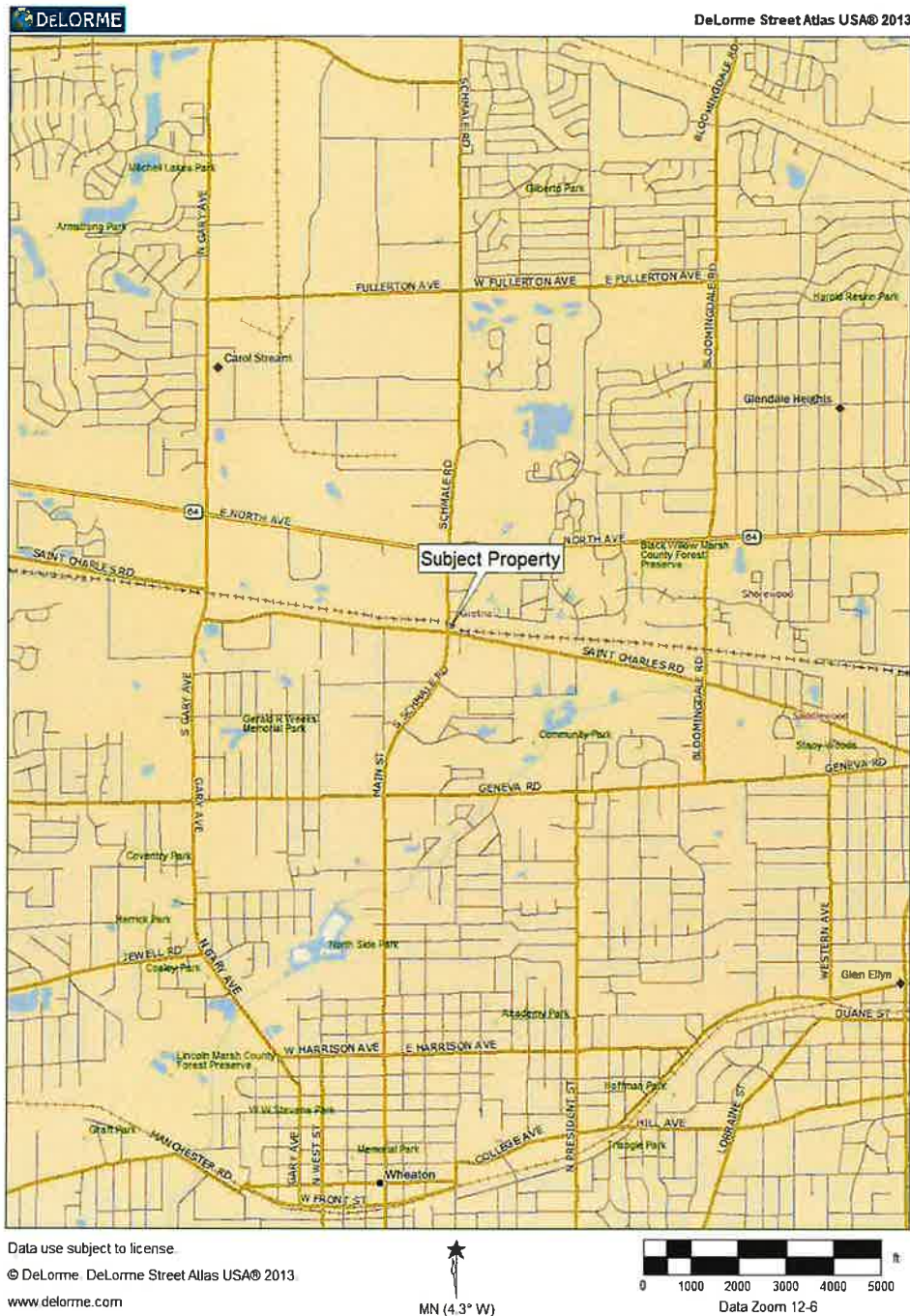
Heating/Cooling:	Gas-fired, forced-air furnace(s) and an air-conditioning unit with a wood-burning fireplace in the open office area.
Electrical Service:	200 amps
Lighting:	Incandescent fixtures
Fire Protection:	Smoke detectors

IMPROVEMENTS DESCRIPTION

Site Improvements

Parking:	An asphalt-paved side parking lot with 15 exterior spaces (4.27 per 1,000 SF of GBA).
Other:	Concrete walks/curbs, a monument identification sign, a frame storage shed, perimeter fencing enclosing the backyard, and adequate landscaping

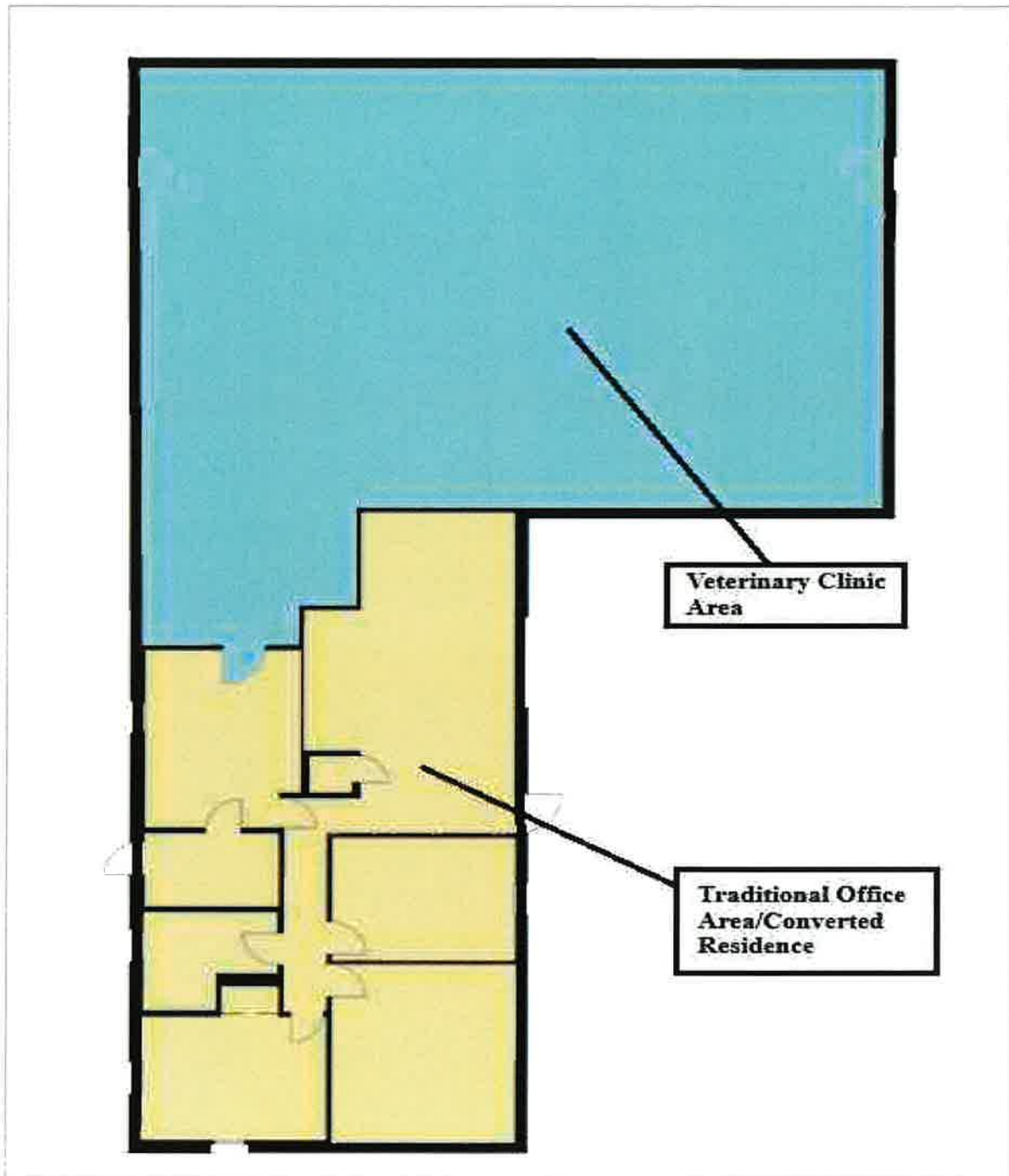
NEIGHBORHOOD MAP



REGIONAL MAP



FLOOR PLAN



SURVEY LEGEND

- Monumentation Found
- Monumentation Set (Only 35-2501)
- Record Dimension
- Fence Line

UTILITY LEGEND

- UTILITY POLE
- SIGN
- LIGHT POLE
- UTILITY MANHOLE
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CURB INLET
- FIRE HYDRANT
- B-BOX
- STREET LIGHT



ALTA/NSPS SURVEY

THAT PART OF LOT 4 IN MILTON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 4, BEING LOT 1 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1944 AS DOCUMENT NUMBER 481047 LYING WESTERLY OF A STRAIGHT LINE DRAWN ACROSS SAID LOT FROM A POINT IN THE NORTHERLY LINE THEREOF THAT IS 171.1 FEET EASTERLY, MEASURED ALONG SAID NORTHERLY LINE, FROM THE NORTHWEST CORNER OF SAID LOT TO A POINT IN THE SOUTHERLY LINE OF SAID LOT THAT IS 144.2 FEET EASTERLY, MEASURED ALONG SAID SOUTHERLY LINE, FROM THE SOUTHWEST CORNER OF SAID LOT, IN DU PAGE COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO COUNTY OF DU PAGE PER DOCUMENT NUMBER R97-027108.

AREA OF SITE - 22,456 SQ.FT. 0.5155 ACRES
AREA OF BUILDING - 3,351 SQ.FT.

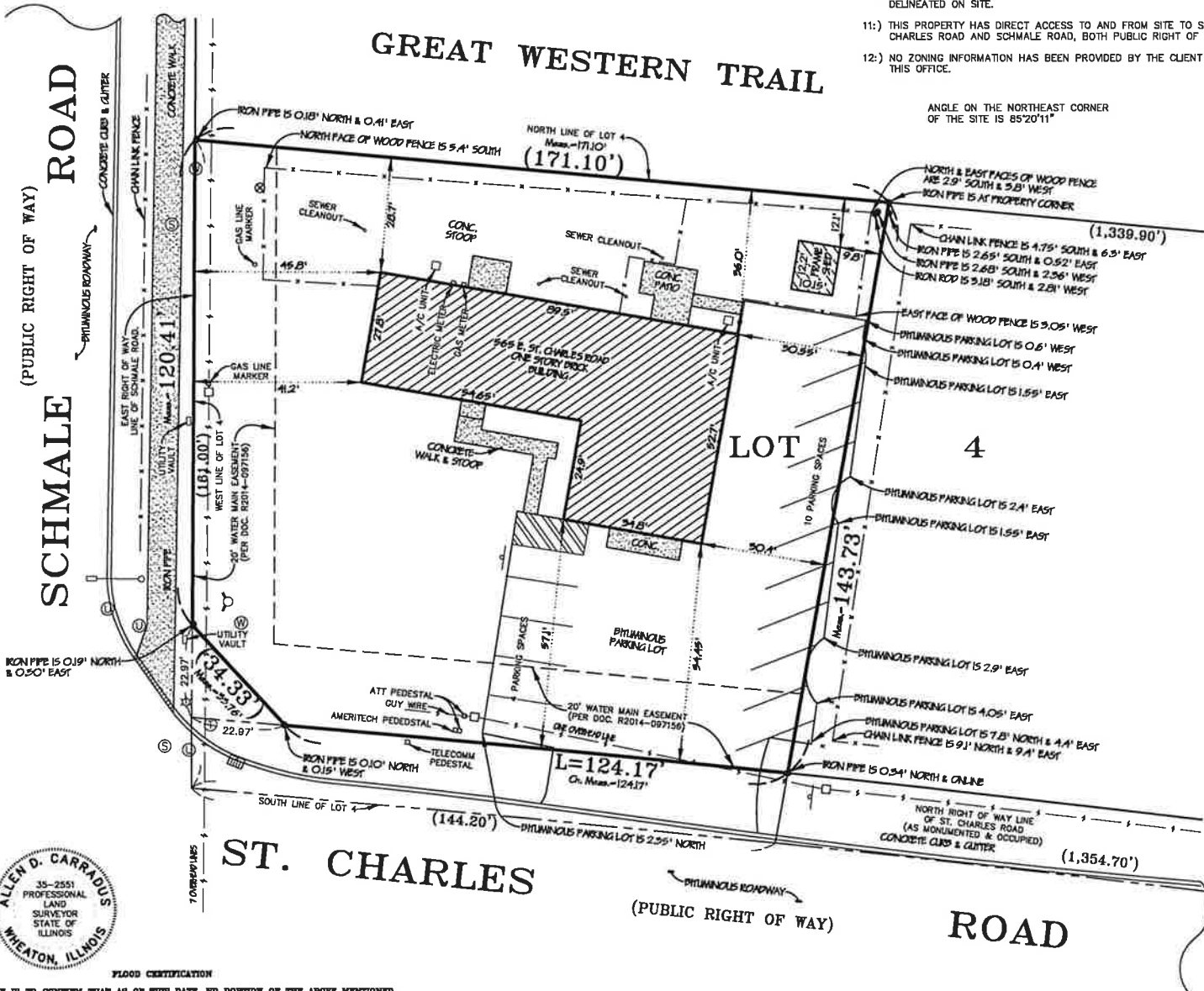
NOTES:

- UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
- WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
- INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
- LEGAL DESCRIPTION AS SHOWN IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A CEMETERY.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
- NO EVIDENCE OF PROPOSED RIGHT OF WAY CHANGES HAS BEEN PROVIDED TO THIS OFFICE. NO EVIDENCE OF CHANGES IN THE RIGHT OF WAY WERE OBSERVED DURING THE COURSE OF PERFORMING THE FIELD WORK.
- NO EVIDENCE OF OFFSITE EASEMENTS OR SERVITUDES BASED ON THE RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED TO THIS OFFICE.
- THERE DOESN'T APPEAR TO BE ANY ENCRDACHMENTS OF THE BUILDING OVER THE PROPERTY LINE OR RECORDED BUILDING LINES.
- 14 REGULAR PARKING SPACES AND 1 HANDICAP PARKING SPACE DELINEATED ON SITE.
- THIS PROPERTY HAS DIRECT ACCESS TO AND FROM SITE TO ST. CHARLES ROAD AND SCHMALE ROAD, BOTH PUBLIC RIGHT OF WAYS.
- NO ZONING INFORMATION HAS BEEN PROVIDED BY THE CLIENT TO THIS OFFICE.

ANGLE ON THE NORTHWEST CORNER OF THE SITE IS 85°51'7"

ANGLE ON THE NORTHEAST CORNER OF THE SITE IS 85°20'11"

GREAT WESTERN TRAIL



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT AS OF THE DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17043C00083
EFFECTIVE DATE: AUGUST 1, 2019
ZONE: X

STATE OF ILLINOIS 88
COUNTY OF DU PAGE

CERTIFIED TO: FOUNIER LAW FIRM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ALL INFORMATION REQUIRED BY THE RULES OF PRACTICE AND ETHICS OF THE PROFESSION OF LAND SURVEYING. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 24th DAY OF February, A.D. 2025.
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2026.

TITLE POLICY INFORMATION

NO TITLE POLICY WAS PROVIDED TO THIS OFFICE TO BE USED IN PREPARATION OF THIS PLAT.

NOTES

- All distances shown herein are in feet and decimal parts thereof corrected to 80° F. Distances shown along curved lines are Arc measurements unless otherwise noted.
- Compare the Land Description, Boundary Lines, and Easements as shown herein with your Deed, Title Insurance Policy or Title Commitment.
- Current local authorities for additional setbacks and restrictions not shown herein.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Disturbance to and along buildings are exterior foundation measurements.
- Do Not Assume distances from unadvised measurements made herein.

ANGLE ON THE SOUTHEAST CORNER OF THE SITE TO THE CHORD IS 94°25'28"

CARRADUS LAND SURVEY INC.

Residential & Commercial Land Surveying Services

191 S. GARY AVENUE SUITE 180 CAROL STREAM, ILLINOIS, 60188
(630) 588-0616 (FAX) 630-7682 OFFICE@CARRADUSLANDSURVEY.COM

PREPARED FOR:

FOURNIER LAW FIRM

DRAWN BY: CMG DATE OF FIELD WORK: 02/25/25 SCALE: 1"=20' PLO. NO.: 48-00 PROJECT NO.: 41324