

1211-1231 West Lakeview Court

Romeoville, IL 60446

OFFICE BUILDING FOR SALE

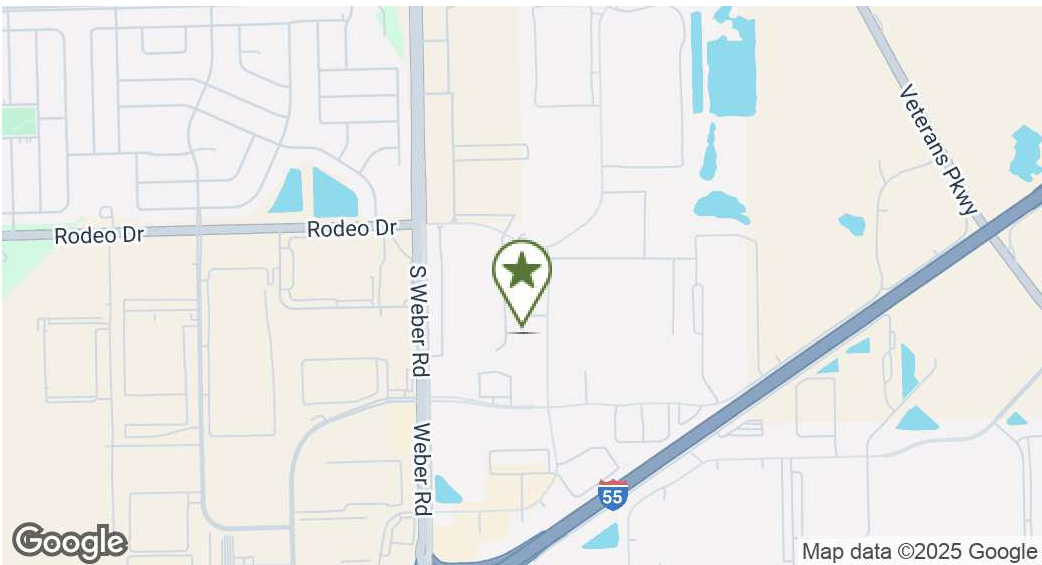


john
greene
COMMERCIAL

1211-1231 West Lakeview Court | Romeoville, IL 60446

OFFICE BUILDING FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$2,200,000
Cap Rate:	9.31%
NOI:	\$204,855
Lot Size:	1.52 Acres
Year Built:	2001
Building Size:	18,480± SF
Zoning:	P-B Planned Business Romeoville
2024 Taxes:	\$35,163

PROPERTY OVERVIEW

Fully leased office building for sale offering strong, stable cash flow. Well located near the I55 and Weber road interchange. Features monument signage and ample parking with 72 parking, providing excellent visibility and convenience.

PROPERTY HIGHLIGHTS

- Fully leased
- Recent Improvements: Half of the parking lot repaved and exterior painted (2024), landscaping refresh (2025)
- Strong in-place cash flow
- Monument signage
- Ample parking

Jon Waldron
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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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11

Units

100%

Leased

9.31%

Cap Rate

\$204,855

Net Operating Income



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RENT ROLL

UNIT #	Tenant	UNIT SIZE (SF)	LEASE EXPIRATION	LEASE TYPE
1211-15	Individual Advocacy	4,260	7/31/28	MG
1217-19	Global Building & Developers	2,930	4/21/29	MG
1221	Neville Engineering	3,168	5/31/27	MG
1223	Binder Realty	1,435	MTM	MG
1225	Rose Chiropractor	1,895	12/31/26	MG
1227	EZ transports	1,365	7/31/26	MG
1229	ARS survey company	2,195	12/31/25	MG
1231	Cutting Edge Demolition	1,030	1/31/27	MG

GROSS ANNUAL INCOME: \$292,551

GROSS ANNUAL EXPENSES: \$87,696

NET OPERATING INCOME: \$204,855 as of 8/1/25

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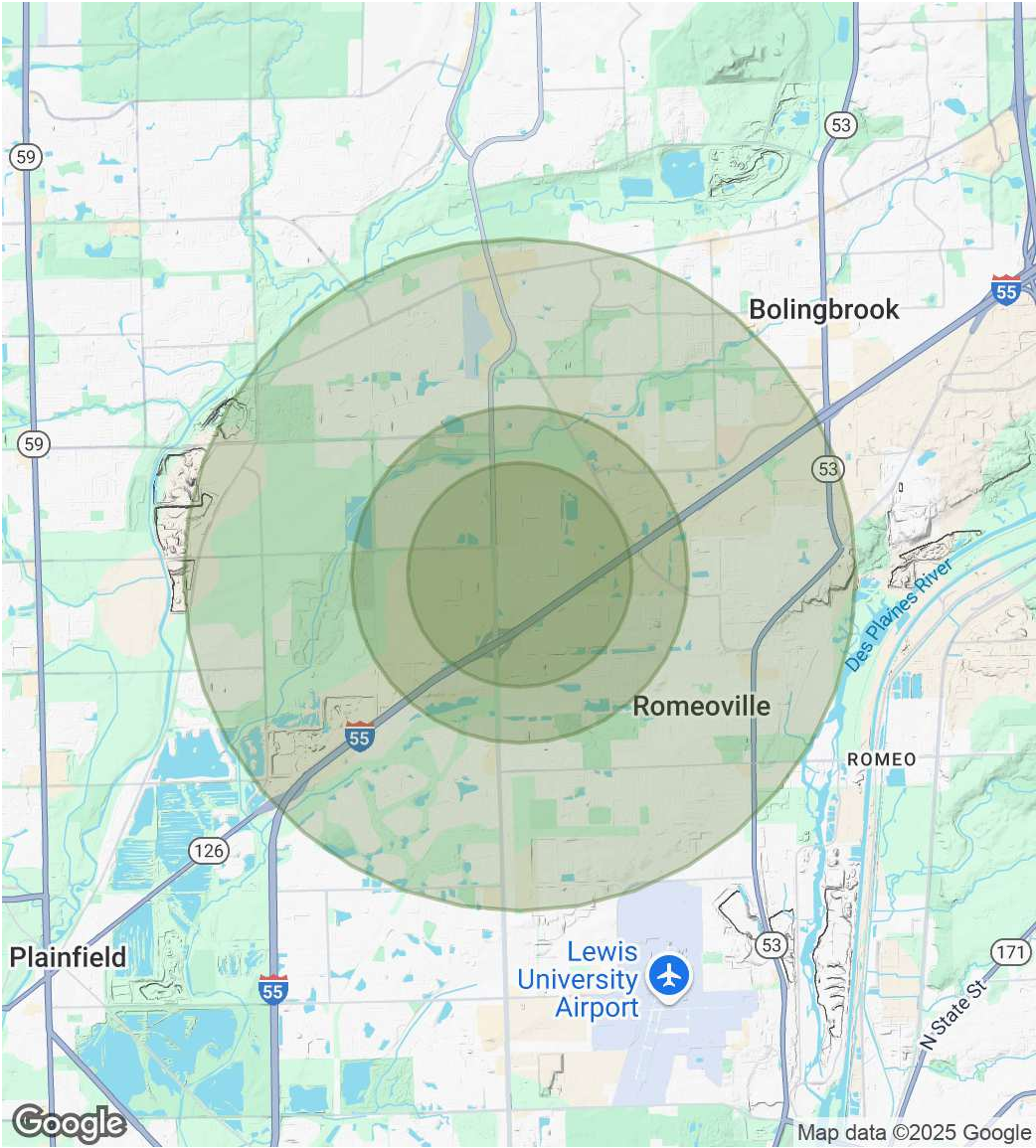
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POPULATION	1 MILE	1.5 MILES	3 MILES
Total Population	2,679	10,608	69,906
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	3 MILES
Total Households	811	3,370	23,211
# of Persons per HH	3.3	3.1	3
Average HH Income	\$173,076	\$146,163	\$135,016
Average House Value	\$359,371	\$344,929	\$314,967

Demographics data derived from AlphaMap



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