

# 1275 Lakeview Dr



Fast Food - Joliet/Central Will  
Submarket  
Romeoville, IL 60446

2,501 SF GLA    2.29 AC Lot    1994 Built    Single Tenancy

## Parcel

Parcel ID: 12-02-29-302...    Land Use: Commercial (N...    Latitude: 41.658501  
Municipality Name: Dupage    Longitude: -88.123131  
Subdivision: Windham Lake    Census Tract: 880124

## Land

Acres: 0.91 AC    Land SF: 39,640 SF  
Legal Description: LOT 1 IN WINDHAM LAKES RE-SUB UNIT 9 , A RE-SUB OF LOT 1 IN WINDHAM LAKES RE-SUB 2, A SUB OF PRT OF THE SW1/4 OF SEC 29, T37N

## Owner

Recorded Owner: WENDYS/ARB...    Mailing Address: 1 Dave Thomas ...  
Ownership Type: Company Or C...    Dublin, OH 43017

## Last Sale

### Transaction

Sale Date: 6/1/2015    Transaction Type: Resale    Document #: 2015.106243  
Recordation Date: 12/14/2015    Deed Type: Warranty Deed  
Sale Type: Arms Length

### Contact Details

Buyer: WENDYS OLD ...    Seller: WENDYS OLD ...    Title Company: Accommodation  
Buyer Address: 4288 W Dublin...  
Dublin, OH 43...

## Sale/Loan History

Sale Date	Sale Price	Transaction	Resale
6/1/2015	Undisclosed	WENDYS OLD F...	Resale
10/12/1995	\$300K	AMIL WILL COU...	Resale

## Improvements

Building Size: 2,997 SF    Year Built / Renov: 1996 / 1996  
Existing FAR: 0.08  
Stories: 1  
# of Buildings: 0

## Assessment

Timeframe

5 Years

Assessed Year	Total Assessed	Improved Assessed	Land Assessed	% Improved	Tax Year	Tax Amount
2024	\$249,750	\$77,593	\$172,157	31.07%	2025	\$16,757.24
2023	\$249,750	\$77,593	\$172,157	31.07%	2024	\$17,408.82
2022	\$249,750	\$77,593	\$172,157	31.07%	2022	\$19,066.16

## Location

Office Submarket	Joliet/Central ...	Market (MSA)	Chicago - IL	Assigned Zip	60446
Industrial Submarket	South I-55 Cor...	CBSA	Chicago	County	Will
Multi-Family Submar...	North Will Cou...	DMA	Chicago, IL-IN	State	Illinois
Hospitality Submarket	Chicago South...	CSA	Chicago-Nape...	Country	United States

## Flood Risk

Flood Risk Area	Moderate to L...	FEMA Map Identifier	17197C0061G	FIRM Panel Number	0061G
In SFHA	No	FIRM ID	17197C	FEMA Map Date	Feb 15, 2019
Floodplain Area	100-year and ...				
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.				

*Flood risk is determined by the footprint of the parcel rather than the footprint of the property.*



Primary Photo



Building Photo