



Each office independently owned and operated

FOR SALE

INDUSTRIAL PROPERTY

765 VILLA ST

KAMMES COMMERCIAL

1417 N Main St

Wheaton, IL 60187

630.667.3333

PRESENTED BY:

LANCE KAMMES

Broker, CCIM

630.868.6300

MICHAEL KAMMES

Senior Associate

630.793.0432

IL #475.193954



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Versatile building offering 4 units giving flexibility for an owner user with rental income.
300' of frontage on Villa street providing great visibility for your business.
2 acres of land and paved parking area in the rear. Ideally located in the heart of the city's light industrial zoning district.

PROPERTY HIGHLIGHTS

- Ample parking space
- High ceiling clearance
- Close to major highways

OFFERING SUMMARY

Sale Price:	\$1,399,000
Number of Units:	4
Lot Size:	1.99 Acres
Building Size:	11,024 SF

DEMOGRAPHICS

	1MILE	3MILES	5 MILES
Total Households	5,588	32,665	64,435
Total Population	17,418	96,179	182,273
Average HH Income	\$82,143	\$101,133	\$113,564

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LOCATION DESCRIPTION

Ideally located in the heart of the city's light industrial zoning district.

PARKING DESCRIPTION

Designated and public parking

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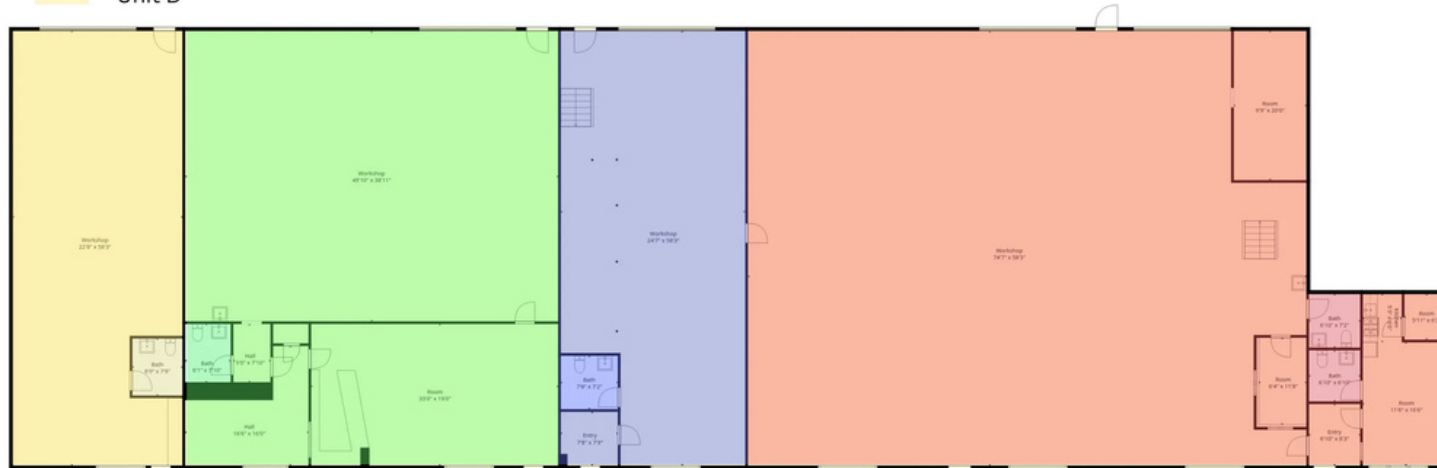
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RENT ROLL

Unit A
Unit B
Unit C
Unit D



SUITE	TENANTNAME	SIZE SF	PRICE / SF/YEAR	ANNUAL RENT	LEASESTART	LEASE END
A	Owner User	5,023 SF	-	-	-	-
B	In N Out Truck Repair	1,500 SF	\$20.00	\$30,000	Mar 1, 2026	Feb 28, 2029
C	Vacant	3,000 SF	-	-	-	-
D	Ultimate Spray n Wash, INC	1,500 SF	\$20.00	\$30,000	Dec 1, 2024	Dec 1, 2025
TOTALS		11,023 SF	\$40.00	\$60,000		
AVERAGES		2,756 SF	\$20.00	\$30,000		

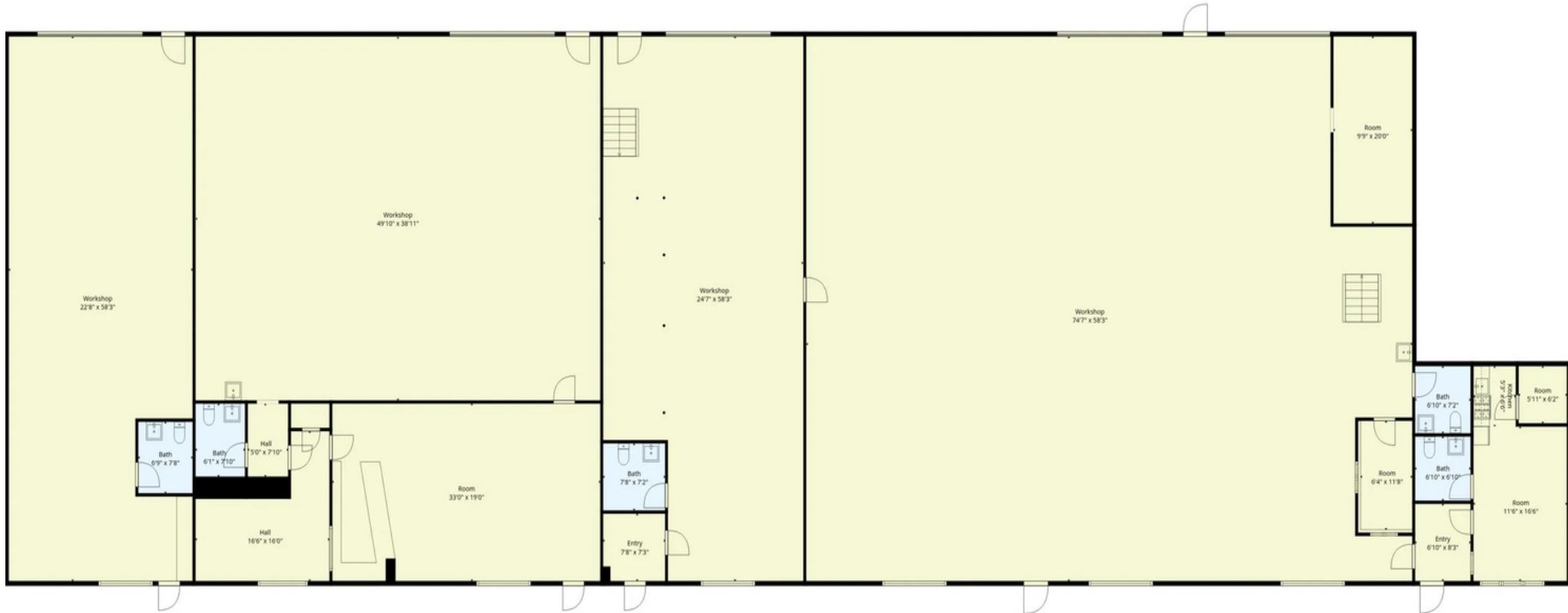
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FLOOR PLANS



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ADDITIONAL PHOTOS



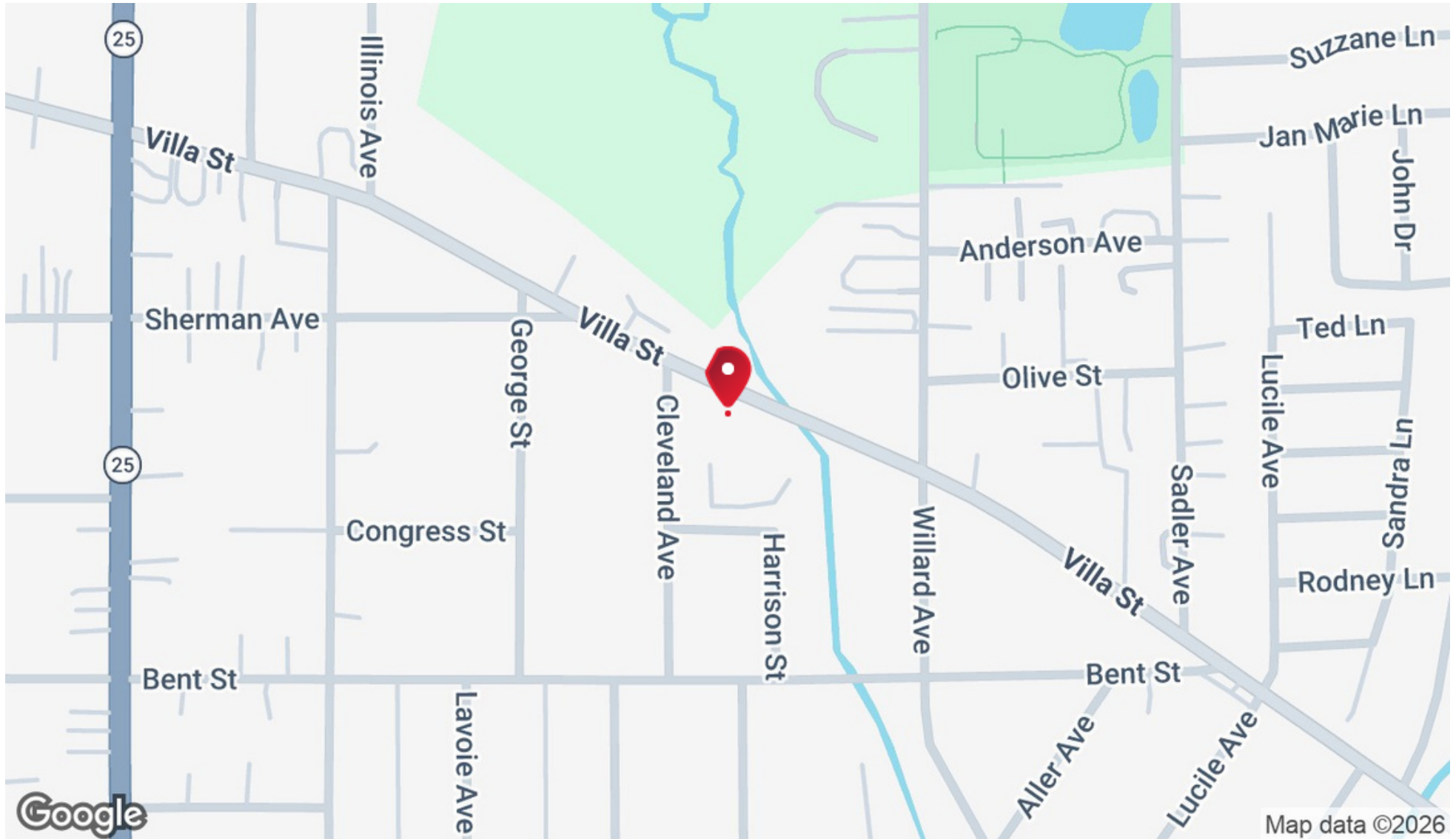
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LOCATION MAP



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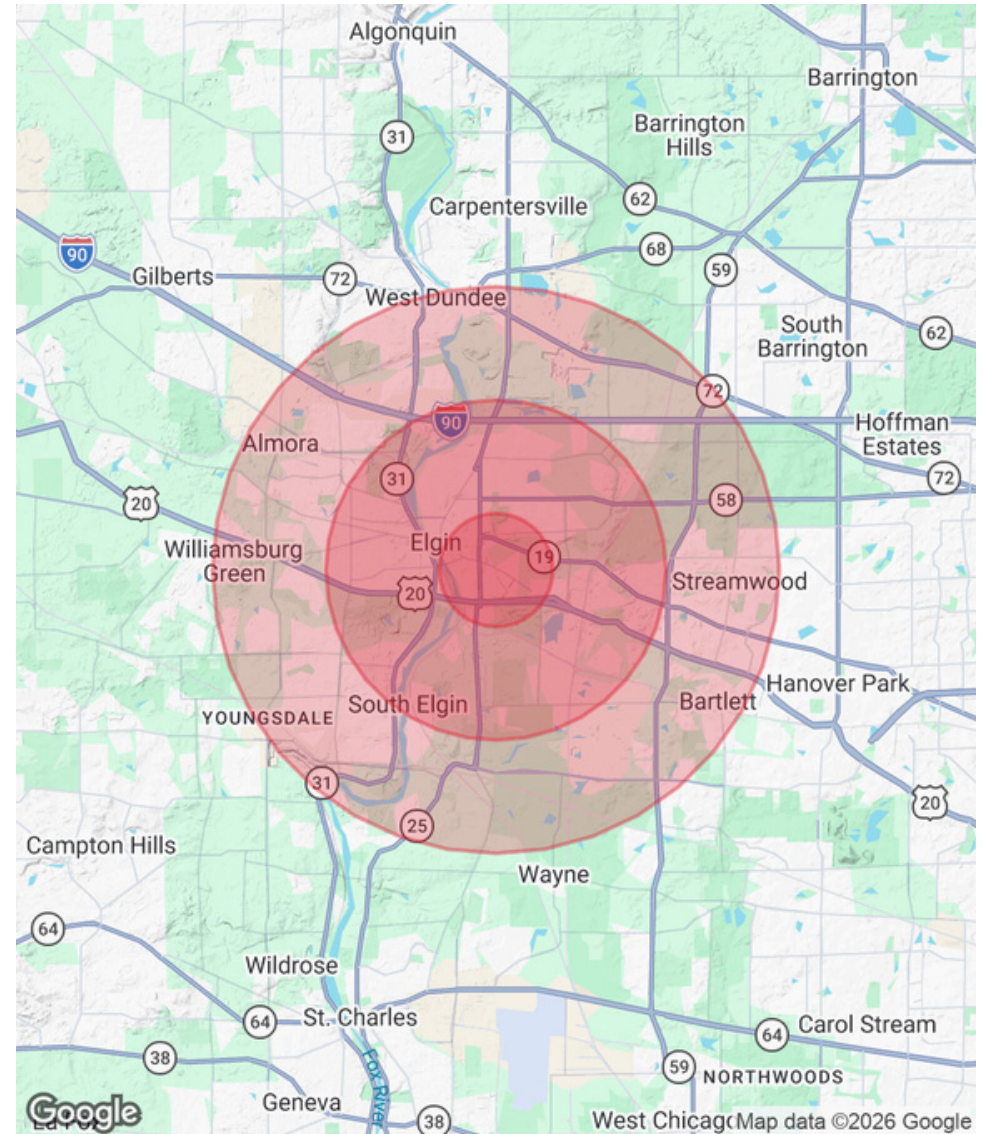
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,418	96,179	182,273
Average Age	31.3	36.6	39.4
Average Age (Male)	33.2	36.7	38.4
Average Age (Female)	29.8	37.0	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,588	32,665	64,435
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$82,143	\$101,133	\$113,564
Average House Value	\$185,466	\$260,042	\$293,699

2023 American Community Survey (ACS)



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ADVISOR BIO 1



LANCE KAMMES

Broker, CCIM

lkammes@remax.net

Direct: **630.868.6300** | Cell: **630.667.3333**

PROFESSIONAL BACKGROUND

Ranked #3 Re.Max Commercial Team in the nation

Ranked #6 Re/Max Commercial Team in the World

Affiliated with Re/Max Suburban, Wheaton. Lance's real estate career began in November 1985. His high code of ethics, experience and tenacity has consistently earned him countless awards and he has been recognized as one of the "Top Real Estate Agents in the United States."

MEMBERSHIPS

CCIM

SIOR

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ADVISOR BIO 2



MICHAEL KAMMES

Senior Associate

michael@lancekammes.com

Direct: **630.793.0432** | Cell: **630.793.0432**

IL #475.193954

PROFESSIONAL BACKGROUND

Michael Kammes is a 3rd generation real estate professional from West Chicago. After spending 5 years building software for a fortune 500 pharmaceutical company, he decided to follow his passion of real estate. He loves working with investors and finding creative solutions for his clients. He brings with him an extensive knowledge of technology and exceptional customer care. Michael is a 2016 graduate from Taylor University where he studied Computer Science and Business Management.

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