



Retail/Stores

Status: NEW	MLS #: 12685613	List Price:
Area: 187	List Date: 06/22/2026	Orig List Price:
Address: 26W233 Geneva Rd , Wheaton, IL 60187	List Dt Rec: 06/23/2026	Sold Price:
Directions: NWC of Geneva Rd. and Pleasant Hill Rd.		
Sold by:	Mkt. Time (Lst./Tot.): 2/2	Rented Price:
Closed Date:	Contract:	Lease Price SF/Y: \$19
Off Mkt Date:	Concessions:	Mthly. Rnt. Price:
Township: Milton	Unincorporated: Yes	Ann. Passthru. \$/SF:
	Subdivision:	County: DuPage
Zoning Type: Retail	Year Built: 1989	PIN #:
Actual Zoning: B-1	Relist:	Multiple PINs:
	List Price Per SF: \$0	Min Rentbl. SF: 2450
Subtype: Strip Center	Sold Price Per SF: \$0	Max Rentbl. SF: 2450
Lot Dimensions:	Lot Size Source:	# Units:
Apx. Tot. Bldg SF:	# Stories: 1	Unit SF: 2450
Land Sq Ft:	Gross Rentbl. Area:	Lease Type: Net
Net Rentable Area:	# Tenants:	Est Tax per SF/Y: \$3.50
	Estimated Cam/Sf: \$1.75	

Remarks: **Cleaners space Closing - End Cap Unit. High traffic strip center. Traffic light corner. Good tenant mix. Great visability. Well maintained. Very competitive lease rate.**

Frontage Acc: Signal Intersection	Construction:	Air Conditioning: Central Air
Current Use: Commercial	Exterior:	Electricity: Circuit Breakers, 101-200 Amps
Known Encumbrances:	Foundation:	Heat/Ventilation: Central Heat/Indiv Controls
Location:	Roof Structure:	Fire Protection: Sprinklers-Wet
# Drive in Doors: 0	Roof Coverings:	Water Drainage:
# Trailer Docks: 0	Docks:	Utilities To Site:
Ceiling Height:	# Parking Spaces:	Tenant Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance
	Indoor Parking:	HERS Index Score:
	Outdoor Parking:	Green Disc:
	Parking Ratio:	Green Rating Source:
	Extra Storage Space Available:	Green Feats:
	Misc. Inside:	Backup Info:
	Floor Finish:	Sale Terms:
		Possession:

Financial Information

Gross Rental Income: \$0	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income:	Total Income/Month:	Total Income/Annual: \$0
Real Estate Taxes: \$3.50	Net Operating Income Year:	Cap Rate:
Tax Year: 2025	Total Annual Expenses: \$0	Expense Year:
Special Assessments: No	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: Not Applicable	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

Broker Private Remarks:

Does seller agree to display on VOW?: No	Remarks on Internet?: No	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Lease	Address on Internet: No	
Does seller agree to display online / Comments on IDX?: No / No	Call for Rent Roll Info:	Expiration Date: 06/10/2027
Information: List Broker Must Accompany	Cont. to Show?:	
Showing Inst: Listing Agent will accompany.		
Broker: Coldwell Banker Commercial Real Estate Group (37382) / (630) 904-4334		
List Broker: James Finnegan (370075) / (630) 947-5024 / jfinnegan1@cbcworldwide.com		
CoList Broker:		More Agent Contact Info:

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Prepared By: James Finnegan | Coldwell Banker Commercial Real Estate Group | 06/23/2026 09:38 AM