



533 North Ave.

AMS Advanced Oral & Maxillofacial Surgery, Ltd.
Drs. M. Wolf, A. Dohse, & R. Wolf

Northpointe Bank

HealthStyle CHIROPRACTIC & WELLNESS
Dr. Steven Everett & Dr. Jennifer Dunn
OBSTETRICS, GYNECOLOGY

Patchwork Therapy, PLLC
SOPHIA KEGALA, M.D.
ZENON KEGALA, M.D.

AccuQuest Hearing Centers
W3 TRANSPORTATION, INC.

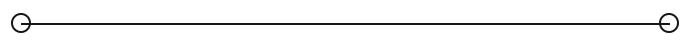
Once Upon A Lullaby
LEASING: 773.327.6100

SALE

DuPage Medical Professional Office Available | Redevelopment Opportunity

533 W. NORTH AVENUE

Elmhurst, IL 60126



PRESENTED BY:

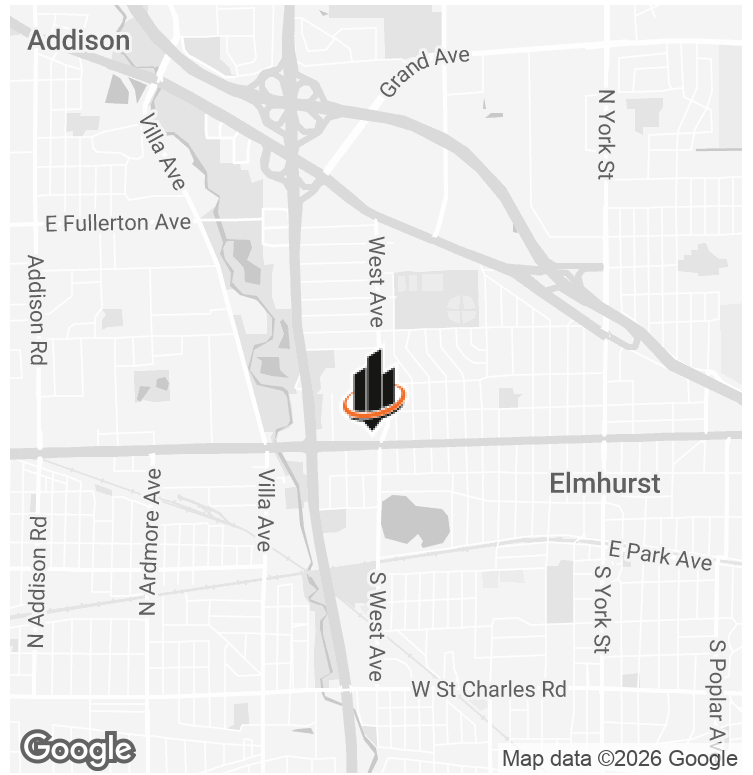
**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,100,000
PRICE/SF:	\$116.70
BUILDING SIZE:	26,562 SF
LOT SIZE:	0.74 Acres
YEAR BUILT:	1970
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	03-34-414-016; 03-34-414-017

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the DuPage Professional Office at 533 W. North Avenue, Elmhurst, Illinois, in DuPage County. This ±26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 4,000 SF and elevator access to the second and lower floors. New HVAC in 2025. Frontage along North Avenue with 80 parking spaces. Monumental signage, well-maintained building and low DuPage County taxes.

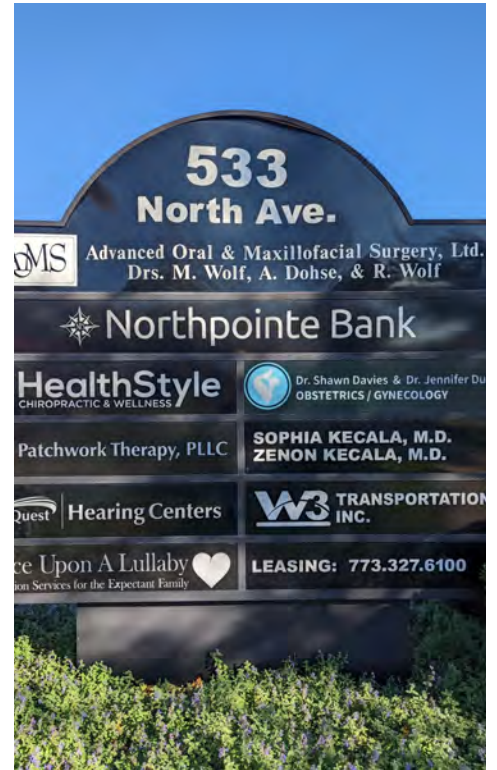
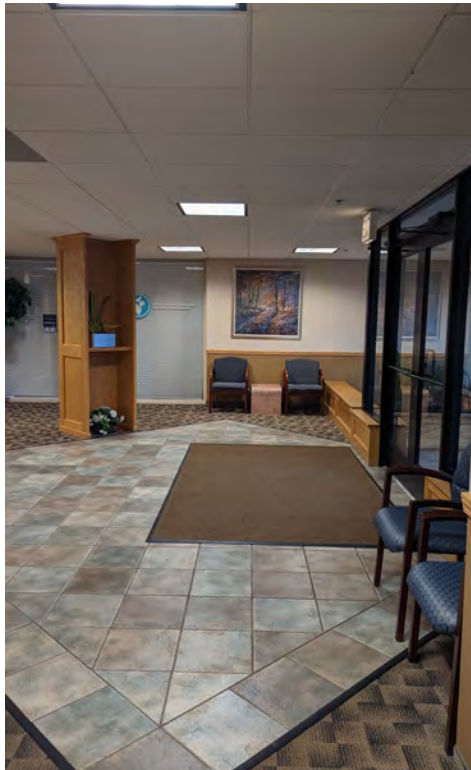
PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator | New HVAC 2025
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers

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ADDITIONAL PHOTOS



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PROPERTY AERIAL



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RETAILER MAP



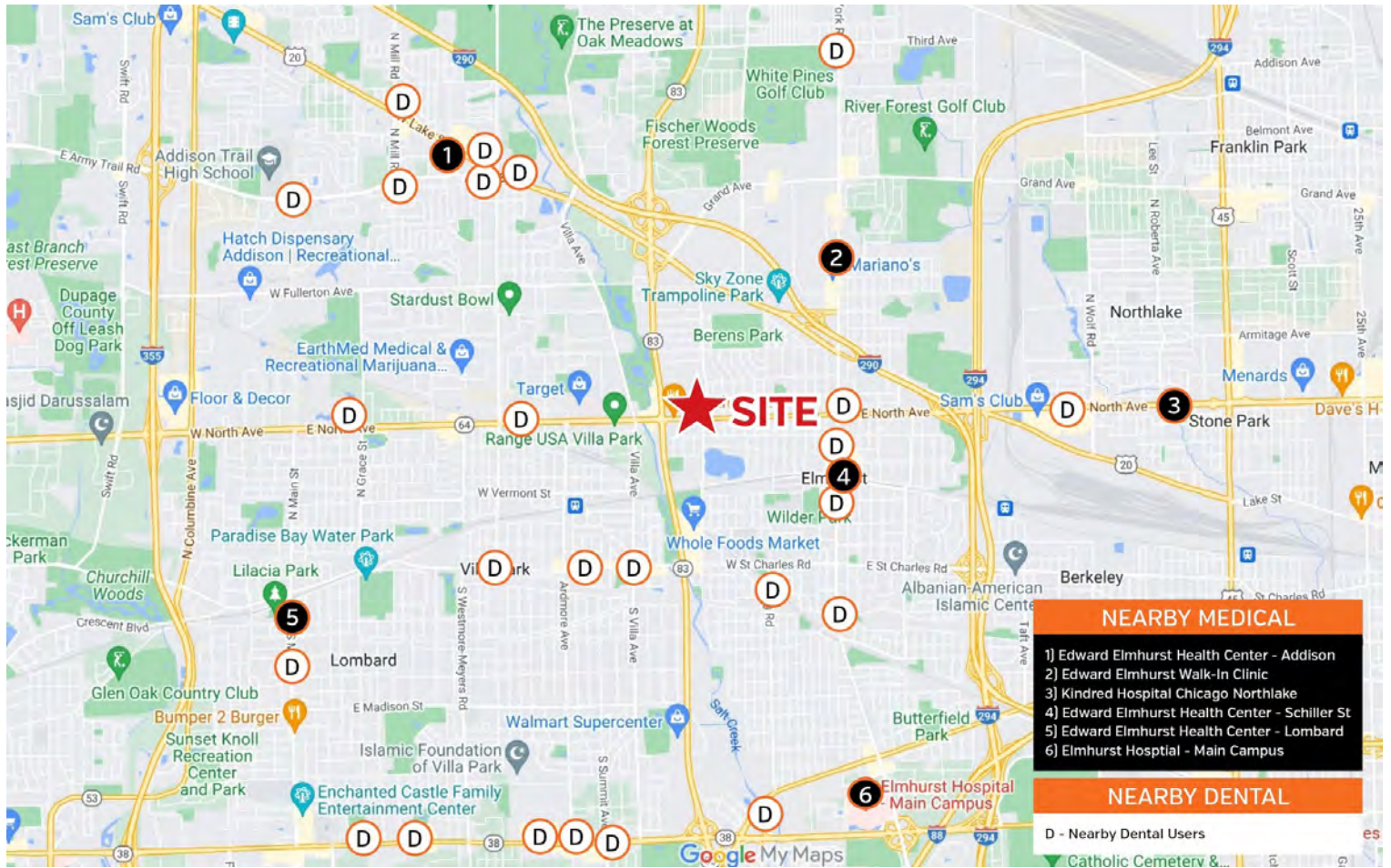
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NEARBY MEDICAL



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SECTION 1
Financial
Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	D. Construction	1,315 SF	4.95%	\$14.60	\$19,200.00	5/01/2026	4/30/2027
101	Pilsen Medical Clinic	1,866 SF	7.03%	\$11.50	\$21,460.20	10/01/2025	04/30/2031
102	New Era Skyguard Builders	1,460 SF	5.50%	\$11.92	\$17,400.00	3/1/2026	2/28/2028
103	Vacant	4,000 SF	15.06%	-	-	-	-
200	Oral & Maxillofacial Surgery	4,190 SF	15.77%	\$29.08	\$121,843.56	01/01/2010	05/31/2030
202	Vacant	1,164 SF	4.38%	-	-	-	-
204	Chiropractor	2,109 SF	7.94%	\$16.12	\$33,990.00	07/01/2022	02/28/2029
206	Vacant	1,360 SF	5.12%	-	-	-	-
LL10	Office User	515 SF	1.94%	\$9.55	\$4,920.00	05/15/2020	04/30/2025
LL30	Family Life Insurance	1,257 SF	4.73%	\$10.02	\$12,600.00	10/01/2025	05/31/2026
LL50	Burlona LLC	1,450 SF	5.46%	\$9.10	\$13,200.00	03/20/2026	03/31/2028
LL60	Storage	500 SF	1.88%	\$10.00	\$4,999.92	06/01/2010	05/31/2030
LL70	Vacant	1,181 SF	4.45%	-	-	-	-
LL80	Vacant	866 SF	3.26%	-	-	-	-
LL85	Vacant-Storage	196 SF	0.74%	-	-	-	-
TOTALS		23,429 SF	88.21%	\$121.90	\$249,613.68		

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INCOME & EXPENSES

INCOME SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE

GROSS INCOME	\$249,614
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EXPENSES SUMMARY

DUPAGE PROFESSIONAL OFFICE AVAILABLE

TAXES (2024)	\$35,154
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INSURANCE	\$15,500
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ELEVATOR INSPECTION & REPAIRS	\$3,845
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LANDSCAPING & SNOW REMOVAL	\$9,950
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FIRE SYSTEM INSPECTION & REPAIRS	\$1,720
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WASTE DISPOSAL & PEST CONTROL	\$4,000
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REPAIRS & MAINTENANCE	\$7,090
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ELECTRIC	\$20,817
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HVAC	\$2,490
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GAS	\$6,140
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WATER & SEWER	\$13,100
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OPERATING EXPENSES	\$119,806
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NET OPERATING INCOME	\$129,808
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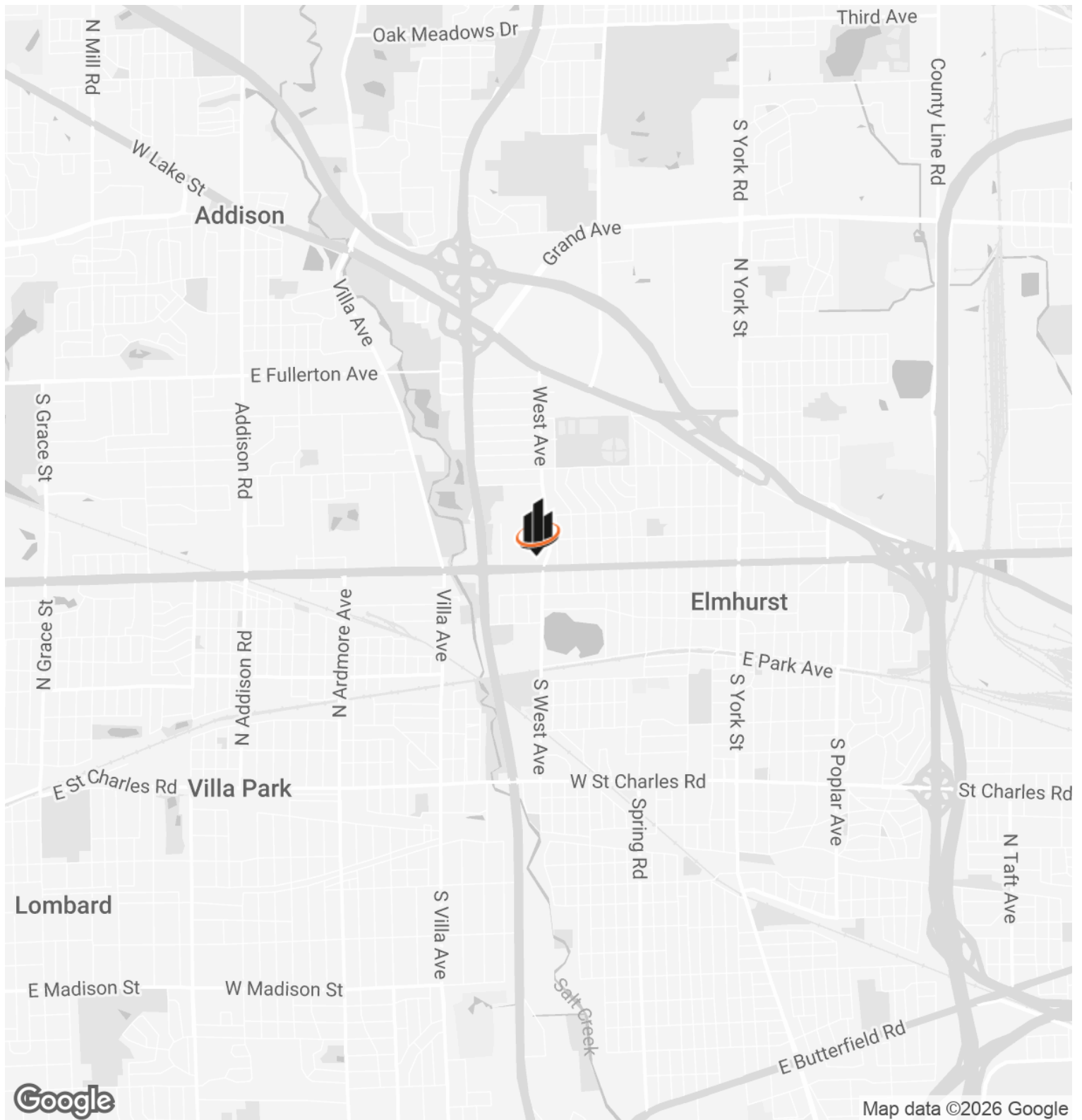
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LOCATION MAP



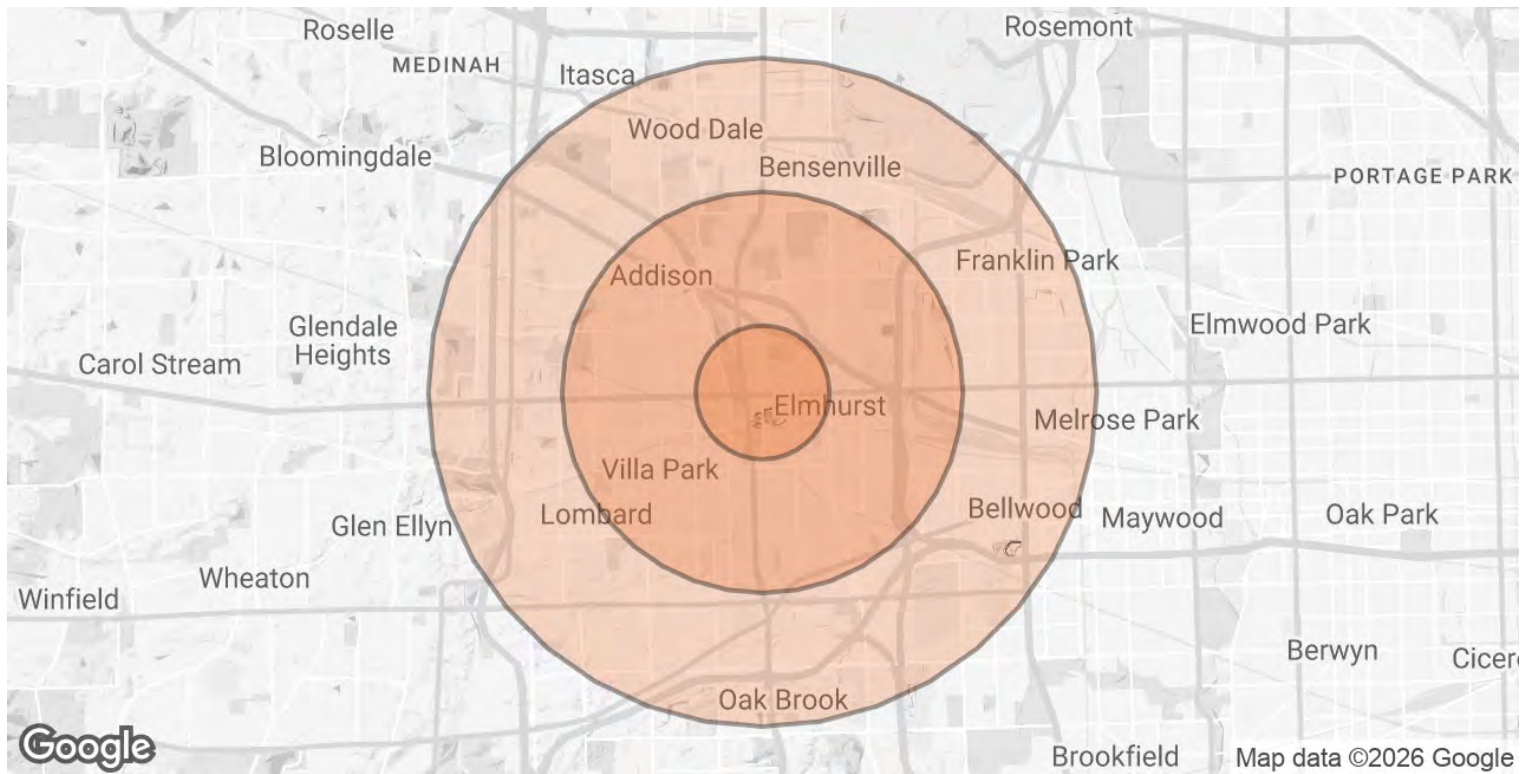
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,942	113,519	274,144
AVERAGE AGE	37.5	38.8	39.2
AVERAGE AGE (MALE)	38.3	38.3	38.2
AVERAGE AGE (FEMALE)	37.1	39.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,577	42,049	102,660
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$145,990	\$113,527	\$97,794
AVERAGE HOUSE VALUE	\$445,592	\$336,049	\$285,703

2020 American Community Survey (ACS)

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