

# AVAILABLE FOR SALE

174-176 N. York Rd.  
Elmhurst, IL 60126



## RETAIL INVESTMENT

**\$3,900,000**

- 13,000 SF Prime Downtown Elmhurst Retail Investment
- TRAFFIC COUNT: 15,400 daily views
- Employee parking on-site, customer parking in front & public lot across street
- Professionally managed by Key Investment & Management Inc.



### KEY INVESTMENT & Management Inc.

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
www.key-investment.com

#### FOR FURTHER INFORMATION CONTACT:

Kimberly Hess  
Office: 630.932.5757  
khess@key-investment.com

Owner is licensed IL Real Estate Broker and has interest in the property  
4/20/2026

Real Estate

Brokerage

Leasing

Management

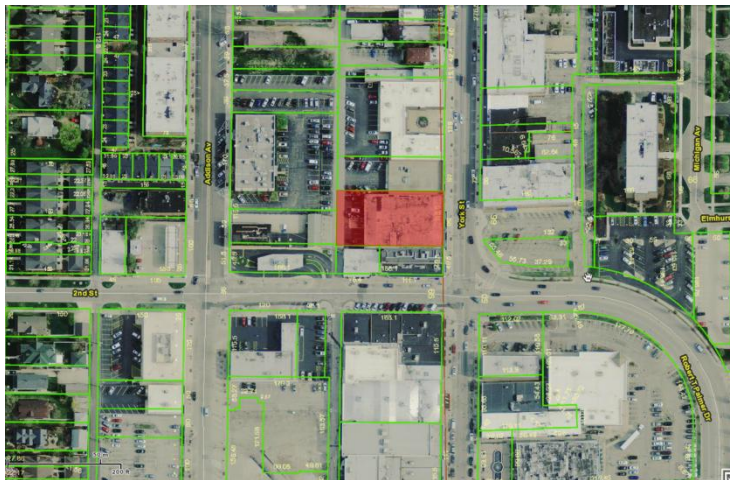
174-176 N. York Rd.  
Elmhurst, IL 60126

1263 S. Highland Ave, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757 Ext: 206 Fax: 630.932.5755  
[www.key-investment.com](http://www.key-investment.com)  
Kimberly Hess  
[khess@key-investment.com](mailto:khess@key-investment.com)

Owner is licensed IL real estate agent & has interest in the property

**AVAILABLE**  
**FOR SALE**

**Offering Price:**  
**\$3,900,000**



DuPage County

Permanent Parcel

06-02-214-048

Taxes 2025: \$38,687.64

On-site parking lot replaced fall of 2015

8 tandem parking spaces (total of 16)



Real Estate

Brokerage

Leasing

Management

# AVAILABLE FOR SALE

174-176 N. York Rd.  
Elmhurst, IL 60126

## INCOME & EXPENSE STATEMENT BROKER'S PROJECTION

Client: Elm Park Partnership Date: April, 2026  
Property: 174-176 N. York Rd. 6.5%/5yrs/25yr amort.  
Elmhurst, IL  
Units/Sq.Ft.: 13,035 Mortgage 75%: \$2,925,000  
Down Payment 25%: \$975,000  
Purchase Price: \$3,900,000

---

Scheduled Annual Income:		\$256,681
CAM/TAX Reimbursements		\$73,988
Effective Gross Annual Income:		<b>\$330,669</b>
Estimated Annual Expenses		
Alarm	\$2,200	
Electric	\$5,200	
Gas	\$5,700	
Insurance	\$7,000	
Real Estate Taxes	<u>2025 Year</u> \$38,688	
Repairs & Maintenance	\$10,000	
Snow Removal	\$1,600	
Water & Sewer	\$3,600	
Total Estimated Annual Expenses:		\$73,988
Estimated Net Operating Income:		<b>\$256,681</b>
Less: Annual Debt Service		-\$236,998
Cash Flow Before Taxes		<b>\$19,683</b>

Return on Down Payment:	<u>2.02%</u>
Price per Unit/Sq.Ft.:	<u>\$299.19</u>
Capitalization Rate:	<u>6.58%</u>

This information has been obtained from services believed to be reliable.  
We make no guarantee or warranty as to the accuracy of this information.



**FOR FURTHER INFORMATION CONTACT:**

Kimberly Hess

Office: 630.932.5757

[khess@key-investment.com](mailto:khess@key-investment.com)

# AVAILABLE FOR SALE

174-176 N. York Rd.  
Elmhurst, IL 60126

## RENT ROLL

UNIT NO.	UNIT SQ.FT.	TENANT NAME	LEASE START DATE	LEASE EXPIR. DATE	BASE MONTHLY RENT	RENT P.S.F.	SECURITY DEPOSIT
174	5,730	Francesca's Amici	11/01/93	09/30/31	\$11,370.95	\$23.81	\$0.00
176A	3,409	Vuk BJJ Jiu-Jitsu	09/01/21	08/31/26	\$4,877.44	\$17.17	\$6,616.54
176B	2,476	Flexx Personal Training	08/01/22	08/31/27	\$3,721.68	\$18.04	\$4,986.48
174R	1,420	VACANT			\$1,420.00	\$12.00	

**TOTALS: \$21,390.07 /Mo.  
\$256,680.84 /Yr.**

Tenant chargebacks not included in this rent roll.

This information has been obtained from services believed to be reliable. We make no guarantee or warranty as to the accuracy of this information.

Real Estate

Brokerage

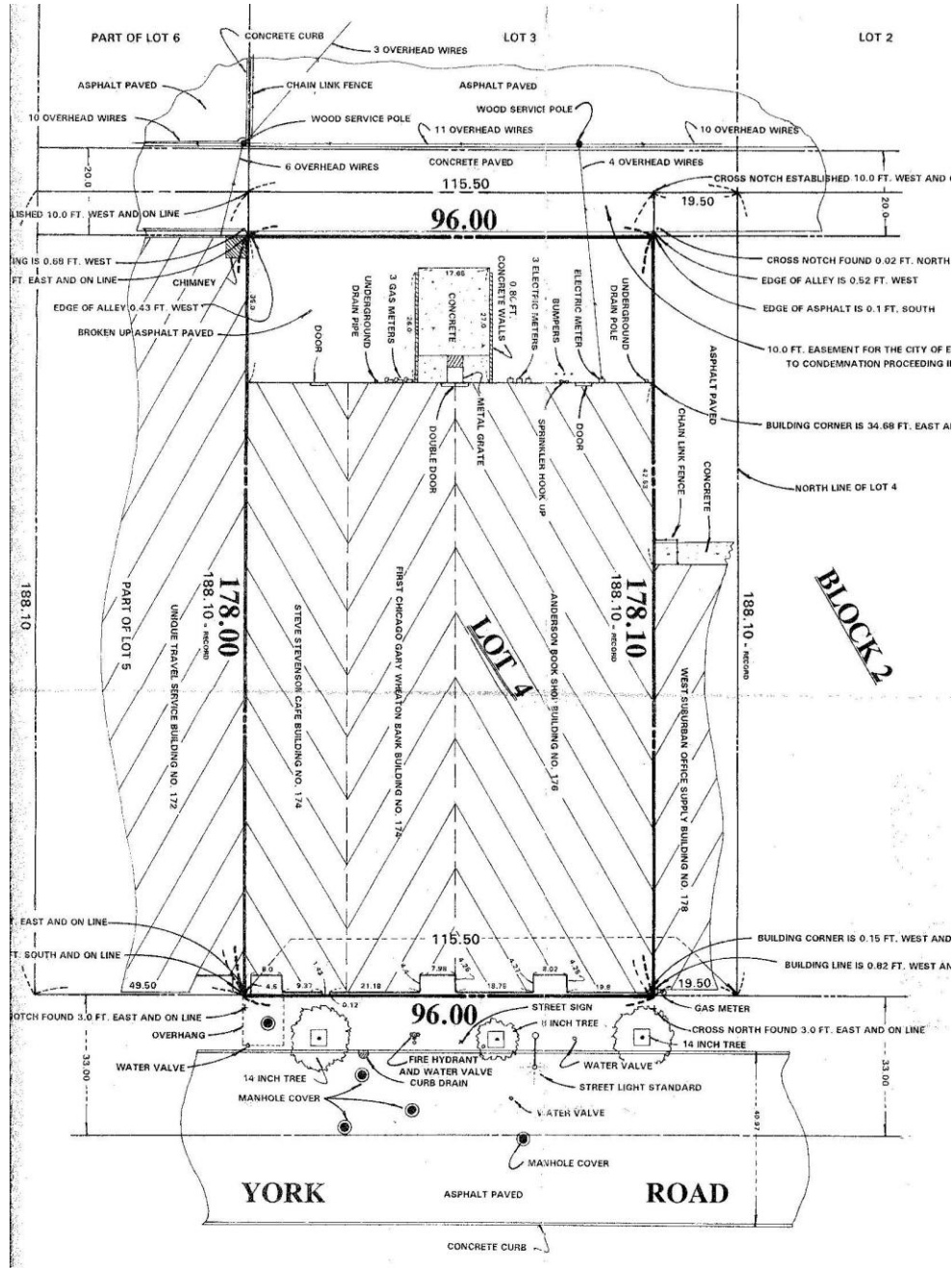
Leasing

Management

174-176 N. York Rd.  
Elmhurst, IL 60126

1263 S. Highland Ave, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757 Ext: 206 Fax: 630.932.5755  
[www.key-investment.com](http://www.key-investment.com)  
Kimberly Hess  
khess@key-investment.com

# PLAT OF SURVEY



Real Estate

Brokerage

Leasing

Management

The information contained herein was obtained from sources deemed reliable; however, it has not been independently verified, and no warranties, expressed or implied, are made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice.

174-176 N. York Rd.  
Elmhurst, IL 60126

1263 S. Highland Ave, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757 Ext: 206 Fax: 630.932.5755  
[www.key-investment.com](http://www.key-investment.com)  
Kimberly Hess  
[khess@key-investment.com](mailto:khess@key-investment.com)



## Introduction to Elmhurst, Illinois

Among Chicago Magazine's No. 1 places to live, the City of Elmhurst is a community rich in its heritage, invested in its present and focused towards its future.

The city boasts a proud history that dates back to the members of the Potawatomi Indian tribe who settled along Salt Creek just south of the Elmhurst of today. By the 1830s, European immigrants staked claims along Salt Creek. Hill Cottage (413 South York Street) was built in 1834 as a tavern and stage coach stop. In 1842, Ohio native Gerry Bates formally established this community in the area of "treeless land" that is now Elmhurst's City Centre. Cottage Hill, as the community was known back in 1845, was renamed Elmhurst in 1869 for the many elm trees planted along the streets.

While a popular escape for businessmen following the Great Chicago Fire of 1871 – the same year that German immigrants founded Elmhurst College – Elmhurst remained a farming community until the 1930s, when the population reached 15,000 and suburbia began moving in on its rural character.

From 1950 to 1970, the population grew to more than 50,000-bringing with it a building boom of housing subdivisions, shopping centers, business districts, industrial parks, schools and more. Elmhurst-Chicago Stone (founded in 1883) is the city's oldest business.

Even in a tight economy, Elmhurst attracts new construction and redevelopment projects—including the Mariano's Fresh Market in the new North York Street Tax-Increment Financing District (TIF 4)—in both the public and private sectors. For the past two years, new home construction has hit triple digits, ranking Elmhurst No. 1 in DuPage County.

Real Estate

Brokerage

Leasing

Management

174-176 N. York Rd.  
Elmhurst, IL 60126

1263 S. Highland Ave, Suite 2W  
Lombard, IL 60148  
Office: 630.932.5757 Ext: 206 Fax: 630.932.5755  
[www.key-investment.com](http://www.key-investment.com)  
Kimberly Hess  
[khess@key-investment.com](mailto:khess@key-investment.com)

## DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2020 Projection	18,137	124,229	313,776
2015 Estimation	17,629	121,609	308,222
2010 Census	16,853	118,543	303,610
Growth 2015-2020	2.88%	2.15%	1.80%
Growth 2010-2015	4.60%	2.59%	1.52%
2015 Population Hispanic Origin	1,187	32,628	95,670
<b>2015 Population by Race:</b>			
White	16,179	103,251	248,904
Black	306	9,833	36,840
Am. Indian & Alaskan	28	826	2,093
Asian	870	5,778	15,522
Hawaiian & Pacific Island	3	53	170
Other	243	1,868	4,693
U.S. Armed Forces	0	49	61
<b>Household:</b>			
2020 Projection	6,294	43,087	108,488
2015 Estimate	6,115	42,160	106,562
2010 Census	5,837	41,070	105,105
Growth 2015-2020	2.93%	2.20%	1.81%
Growth 2010-2015	4.76%	2.65%	1.39%
Owner Occupied	4,653	31,569	78,430
Renter Occupied	1,462	10,591	28,132
<b>2015 Avg Household Income</b>	<b>\$122,817</b>	<b>\$91,133</b>	<b>\$81,544</b>
<b>2015 Med Household Income</b>	<b>\$100,325</b>	<b>\$70,122</b>	<b>\$63,638</b>
<b>2015 Households by Household Inc:</b>			
<\$25,000	722	6,591	18,299
\$25,000-\$50,000	1,000	8,483	23,736
\$50,000-\$75,000	659	7,474	20,363
\$75,000-\$100,000	655	5,702	14,779
\$100,000-\$125,000	808	4,397	10,686
\$125,000-\$150,000	622	3,372	6,992
\$150,000-\$200,000	598	3,018	6,136
\$200,000+	1,039	3,123	5,572

Real Estate

Brokerage

Leasing

Management