

401 N York St.
Elmhurst, IL 60126

MEDTAIL FOR SALE OR LEASE



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REAL ESTATE &
PRACTICE ADVISORY

401 N York St.

Medtail

Executive Summary



PROPERTY DESCRIPTION

Rare opportunity to lease/purchase an accredited surgical center in the heart of Elmhurst. This second-floor medical suite features a functional clinical layout with operating/procedure rooms, recovery space, sterilization, exam rooms, physician offices, administrative areas, and supporting medical infrastructure. The property is located within a well-maintained medical building on highly visible York Street, offering elevator access, ample on-site parking, monument signage, and convenient access to I-290 and downtown Elmhurst. An exceptional opportunity for surgical specialties, medical practices, imaging, outpatient care, or other healthcare users seeking a move-in-ready medical facility with significant existing improvements.

OFFERING SUMMARY



SALE PRICE

\$1,500,000



LEASE SUMMARY

\$35 SF/YR (NNN)



AVAILABLE SF

2,600 SF



CAM

\$1.50 SF



RET

\$2.60 SF



PARKING SPACES

22

401 N York St.

Medtail

Demographics



114,943

TOTAL POPULATION

3 MILES

14,121	294,944
1 MILE	5 MILES



40.0

AVERAGE AGE

3 MILES

42.8	39.9
1 MILE	5 MILES



2.8

OF PERSONS PER HH

3 MILES

2.7	2.8
1 MILE	5 MILES



\$138,937

AVERAGE HH INCOME

3 MILES

\$194,932	\$117,826
1 MILE	5 MILES



\$414,479

AVERAGE HOUSE VALUE

3 MILES

\$549,916	\$347,600
1 MILE	5 MILES

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Previously an AAAHC accredited ambulatory surgery center
- Significant value in existing medical infrastructure
- Existing negative-pressure ventilation and specialized HVAC
- Battery backup/generator systems
- Operating/Procedure Rooms
- Pedestrian Elevator
- Located on highly-visible York Road in Elmhurst
- Ample parking
- Digital monument signage

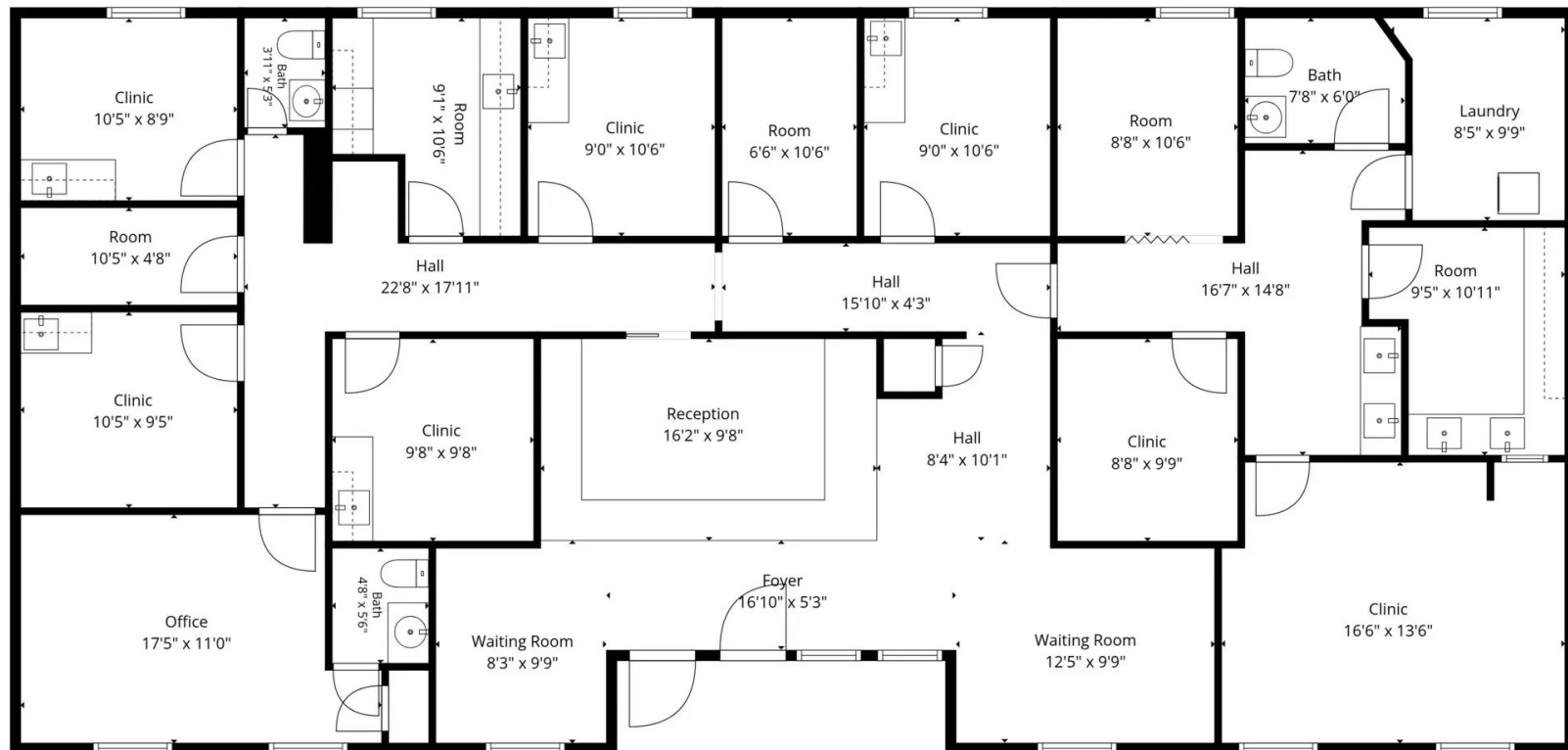


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Additional Photos





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Retailer Map



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Meet The Team



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