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443 E Saint Charles Rd - 443 E St Charles Rd
28,583 SF Flex Building Offered at \$3,400,000 in Villa Park, IL



HIGHLIGHTS

Located in a TIF District which affords an 80% rebate of sales tax collected by village over \$3,500/year. Multiple years left.

Parking for 400 cars

Easy access to I-94, I-290, I-88 and I-355

INVESTMENT SUMMARY

443 E. St. Charles Rd, Villa Park, DuPage County, IL is 20 miles from downtown Chicago and 10 miles from O'Hare International Airport. The property is readily accessible from major interstate

highways including: I-94, I-290, I-88 and I-355 and major roads including Route 83, North Avenue and Roosevelt Road.

THE OFFERING

Price	\$3,400,000	Lot Size	3.69 AC
Price Per SF	\$119	Rentable Building Area	28,583 SF
Sale Type	Investment or Owner User	No. Stories	1
Property Type	Flex	Year Built	1964
Property Sub-type	Showroom	Parking Ratio	10/1,000 SF
Building Class	C	No. Drive In / Grade-Level Doors	3

Listing ID: 17851375 Date Created: 12/2/2019 Last Updated: 2/10/2020

ABOUT 443 E SAINT CHARLES RD , VILLA PARK, IL 60181

The 28,600 SF masonry building is located on 3.2 acres with access from both St. Charles Road and Villa Avenue. The entire lot is paved. The building was renovated in 2012 with all new HVAC and electrical. All interior and exterior lighting is long life, energy efficient LED's. An alarm system with 16 cameras and DVR's was added at this time. A Checkpoint merchandise security system was installed. The space includes five private offices, conference room, customer

dressing/changing room, waiting area and restrooms, employee restroom and employee kitchen/break room. The main new bike showroom occupies 8,000 SF, a secondary showroom is 2,000 SF and the used bike showroom occupies 2,500 SF. The parts department is 2,000 SF and the service area encompasses 7,000 SF. Approximately 3,000 SF is saved for winter storage space for motorcycles.

MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED	LEASE END DATE
Motor Cycle Center	24,583	
Chicago Portable Power	3,360	
Villa Park Chevrolet - parking	35,000	

AMENITIES

Conferencing Facility
Signage

Security System

UTILITIES

Lighting
Gas
Water

Sewer
Heating

COMMUTER RAIL

Villa Park Station Commuter Rail (Union Pacific West Line)	3 min drive	1.0 mi
Elmhurst Station Commuter Rail (Union Pacific West Line)	5 min drive	2.1 mi

AIRPORT

Chicago O'Hare International Airport	21 min drive	13.6 mi
Chicago Midway International Airport	28 min drive	16.3 mi

WALK SCORE ®
Very Walkable (72)

TRANSIT SCORE ®
Some Transit (29)

ZONING

Zoning Code

MX-3

MAP OF 443 E SAINT CHARLES RD VILLA PARK, IL 60181



ADDITIONAL PHOTOS



Storefront



Main entrance



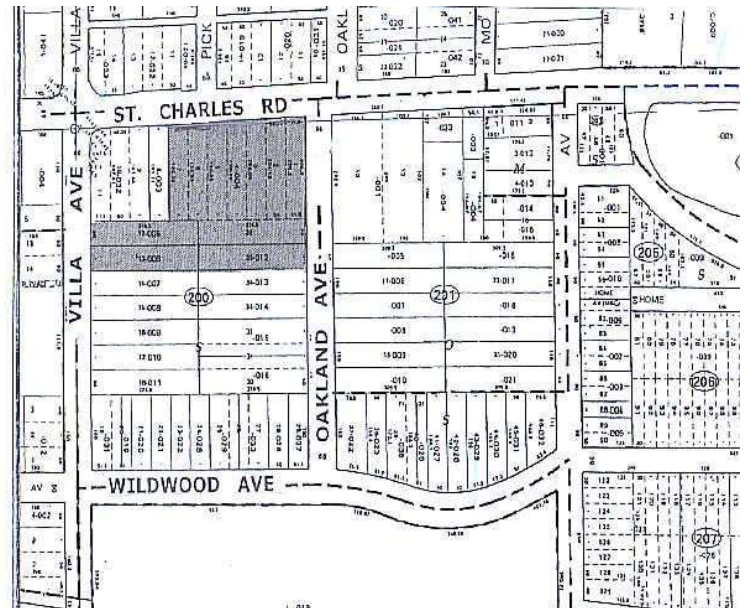
Saint Charles frontage

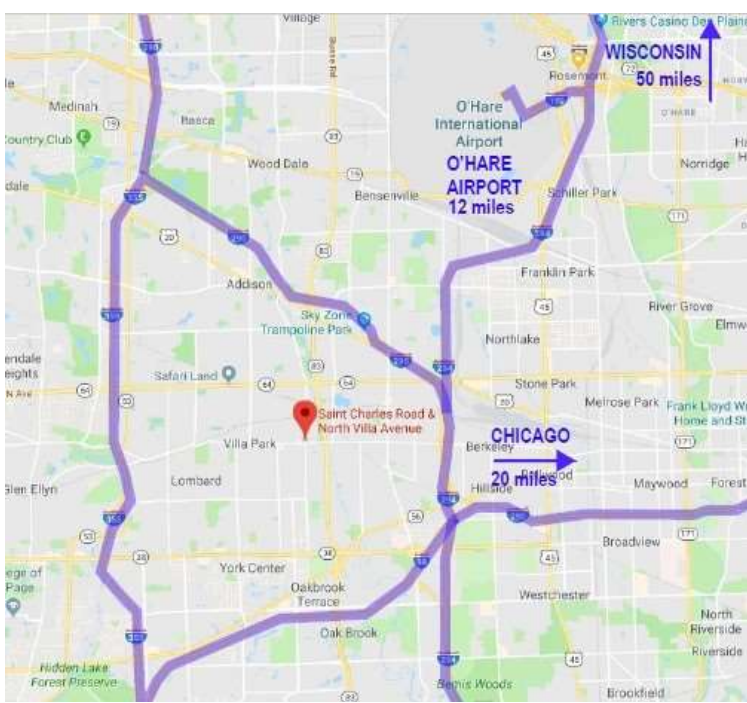


Drive in door



Oakland Avenue frontage





Location in Villa Park

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