



FOR SALE

608 E. Veterans Pkwy,
Yorkville, IL

\$2,599,000

This 10,431 SF commercial building in Yorkville is fully occupied with six solid tenants, generating an annual net income of approximately \$173,450. With a CAP rate of ~6.67%, this property offers stable and predictable returns. The building has been recently renovated, minimizing maintenance costs and enhancing long-term value. Strategically located near the new Costco, this property is positioned to benefit from increased traffic and continued area growth. A perfect fit for investors seeking a strong, income-producing asset with upside potential.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



608 E. Veterans Pkwy, Yorkville



PROPERTY HIGHLIGHTS

AMPLE
PARKING

HEAVY
TRAFFIC FLOW

FULLY BUILT
OUT SPACES

MULTIPLE
ENTRANCES

10,431+/-
SQUARE FEET

HIGHLY
VISIBLE

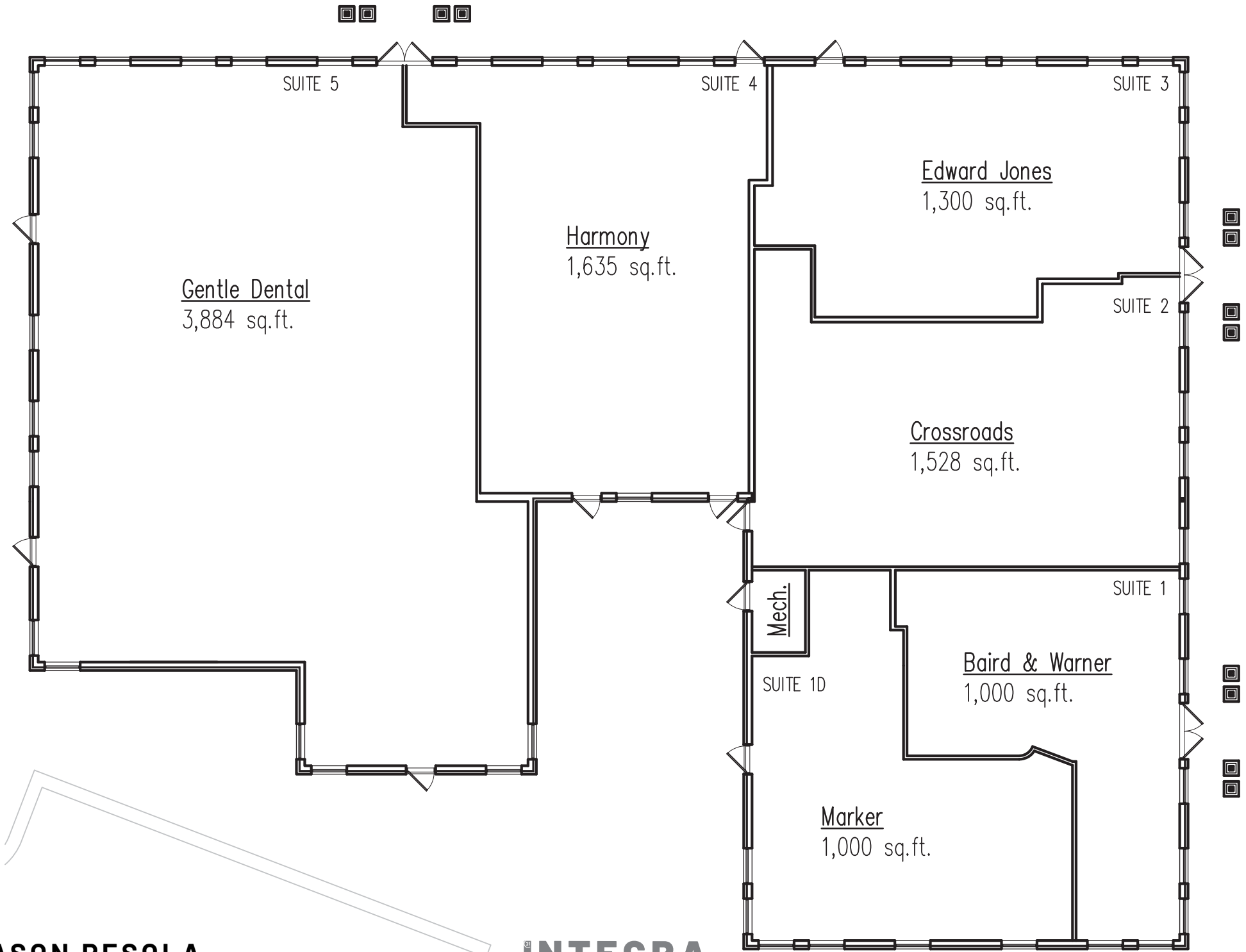
FRESHLY SEALED & STRIPED PARKING LOT | 2023 ROOF TEAR OFF AND REPLACEMENT
APN: 02-28-253-006 PROPERTY TAXES: \$38,964.30

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YORKVILLE ILLINOIS DEMOGRAPHICS

608 E. Veterans Pkwy., Yorkville, IL

Income			Common Area Maintenance (CAM)			Annual Rent	Annual CAM	Monthly Payments	Lease Start	Lease End
Tenant	Unit	SF	Taxes	Maintenance	Insurance					
Baird & Warner	1A	1000	included			\$ 20,874.00	included	\$ 1,739.50	6/1/19	5/31/27
Marker, Inc.	1D	1000	included			\$ 18,000.00	included	\$ 1,500.00	Month to Month	
Crossroads Counseling	2	1518	included			\$ 33,706.92	included	\$ 2,808.91	7/1/22	6/30/32
Edward Jones	3	1299	included			\$ 32,436.00	included	\$ 2,703.00	1/1/25	4/30/35
Harmony Aesthetics	4	1565	included			\$ 32,452.44	included	\$ 2,704.37	5/1/21	4/30/31
Gentle Dental	5	3884	\$ 16,221.97	\$ 9,710.00	included	\$ 100,428.36	\$ 25,931.97	\$ 8,369.03	5/1/12	4/30/30
						\$ 237,897.72	\$ 25,931.97	\$ 19,824.81		

Expenses		
Description	Monthly Costs	Annual Costs
Mowing/Plowing/Weeds/Fall Clean-Up (monthly)	\$ 865.00	\$ 10,380.00
Building Water (bi-monthly)	\$ 207.16	\$ 2,485.92
Building Sewer (monthly)	\$ 190.71	\$ 2,288.52
Building Electric (monthly)	\$ 98.03	\$ 1,176.36
Building Gas	\$ -	\$ -
Fire Alarm Monitoring & Testing (annual)	\$ 55.25	\$ 663.00
Weed Control & Fertilizer (4 treatments)	\$ 29.64	\$ 355.68
Garbage/Recycling	\$ 213.36	\$ 2,560.32
Property Taxes (2023 paid in 2024)	\$ 3,247.03	\$ 38,964.36
Insurance (quarterly)	\$ 467.25	\$ 5,607.00
	\$ 5,373.43	\$ 64,481.16

As of 7/1/2026	
Net Operating Income (annual):	\$ 173,416.56
Net Operating Income (monthly):	\$ 14,451.38
Asking Price	\$ 2,599,000.00
CAP Rate:	6.67%

2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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