



106 EAST LIBERTY STREET

WHEATON, IL

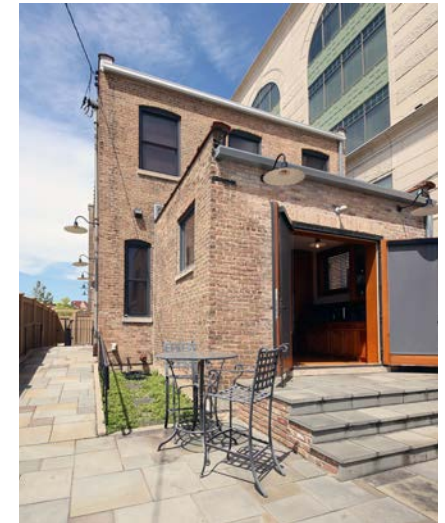
**A unique
Class A
jewel box
acquisition
opportunity
in Downtown
Wheaton**

5,160 SF

**Private
Outdoor
Terrace**

**Garage
Parking**

**AVISON
YOUNG**



106 EAST LIBERTY STREET

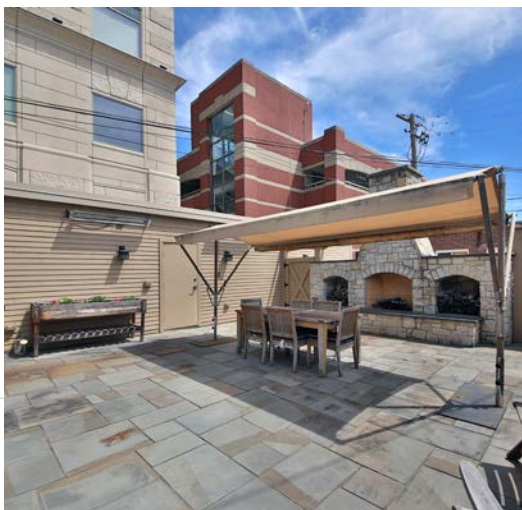
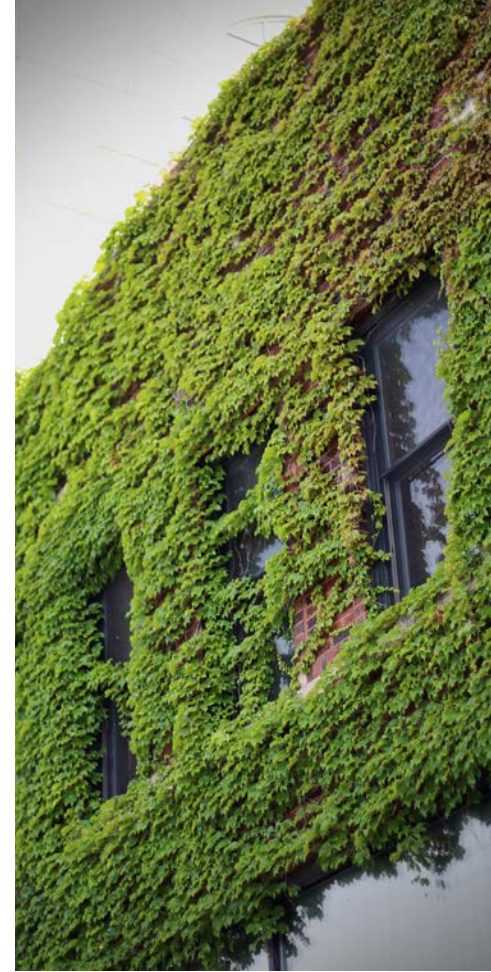
Property Highlights

5,160 square foot, recently renovated office building that is ready for occupancy. Owner recently spent over \$1mm completing a meticulous renovation of the building to create a state-of-the-art family office environment. The building features two indoor parking spaces, a private outdoor terrace with fireplace, an emergency generator and excellent quality finishes throughout. A new owner can also take advantage of the lower level space by completing some light renovations to bring the space up to the class A level of the rest of the building.

The building lays out perfectly for a single user or multiple users by splitting the upper and lower levels.

106 EAST LIBERTY STREET

Property Highlights



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Aerial Map



New Apartment Building
334 units

106 E Liberty Street
Wheaton, IL



Investment Highlights

Attractive Real Estate

- > Opportunity for owner occupancy or lease up at high market rents
- > Rare outdoor patio
- > Five minute walk to the Wheaton Metra Station: 8,332,483 annual ridership
- > Located across the street from the new permanent French Market structure which is one of the main components of Wheaton's Downtown Streetscape Project, a four year infrastructure project investing in downtown Wheaton.
- > One block from newly announced 334 unit apartment and retail development project slated for a 2023 construction start. This is the largest project in downtown Wheaton in over a decade.



Location Highlights



Included in the Chicago Metropolitan Statistical Area



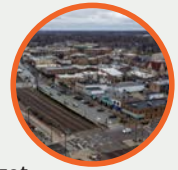
- 30 Miles West of Downtown Chicago
- County Seat of DuPage County

Close Proximity to College of DuPage



28,000 Students Enrolled

Award Winning City



- Wheaton was ranked number six as the Top 100 Safest Cities in America - National Council for Home Safety and Security, 2017
- Wheaton won Distinguished Budget Award, 2003-2018: Government Finance Officer's Association of the United States and Canada

Two Metra Train Stations Within Wheaton



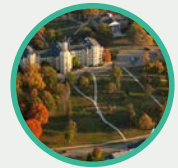
Union Pacific West Line:
8,332,483 Total Annual Ridership

Current and Future Town Developments



- Downtown Streetscape Plan is expected to be completed in 2022
- Future comprehensive plan/market study/zoning ordinance update for the Roosevelt road corridor in the works

Home to Wheaton College



- 3,000 Students
- Located near downtown Wheaton, private four-year christian liberal arts college offering undergrad degrees

Wheaton is Home to the DuPage County Fairgrounds



- Site of Many Events, Exhibits and Shows; Including the Annual Summer DuPage County Fair, a Five-Day Event

Home to Marianjoy Rehabilitation Hospital



- 1.5 Miles to Northwestern Medicine Central DuPage Hospital

Downtown is Flourishing



- 334 unit, class A apartment development recently approved
- Hale Street pedestrian corridor is an overwhelming success

Investment Highlights



HIGH BARRIER TO ENTRY

93 Walk Score, a "Walkers Paradise"

Daytime population of 128,279 people within three miles



High Barrier to Entry

High barrier to entry downtown Wheaton district location, amongst retail and restaurants



Two colleges within three miles

College of DuPage and Wheaton College, totaling 30,900 students



Strong demographics in an affluent area

107,965 people Live within three miles with an Average Household Income of \$140,904



NEAR METRA STATION



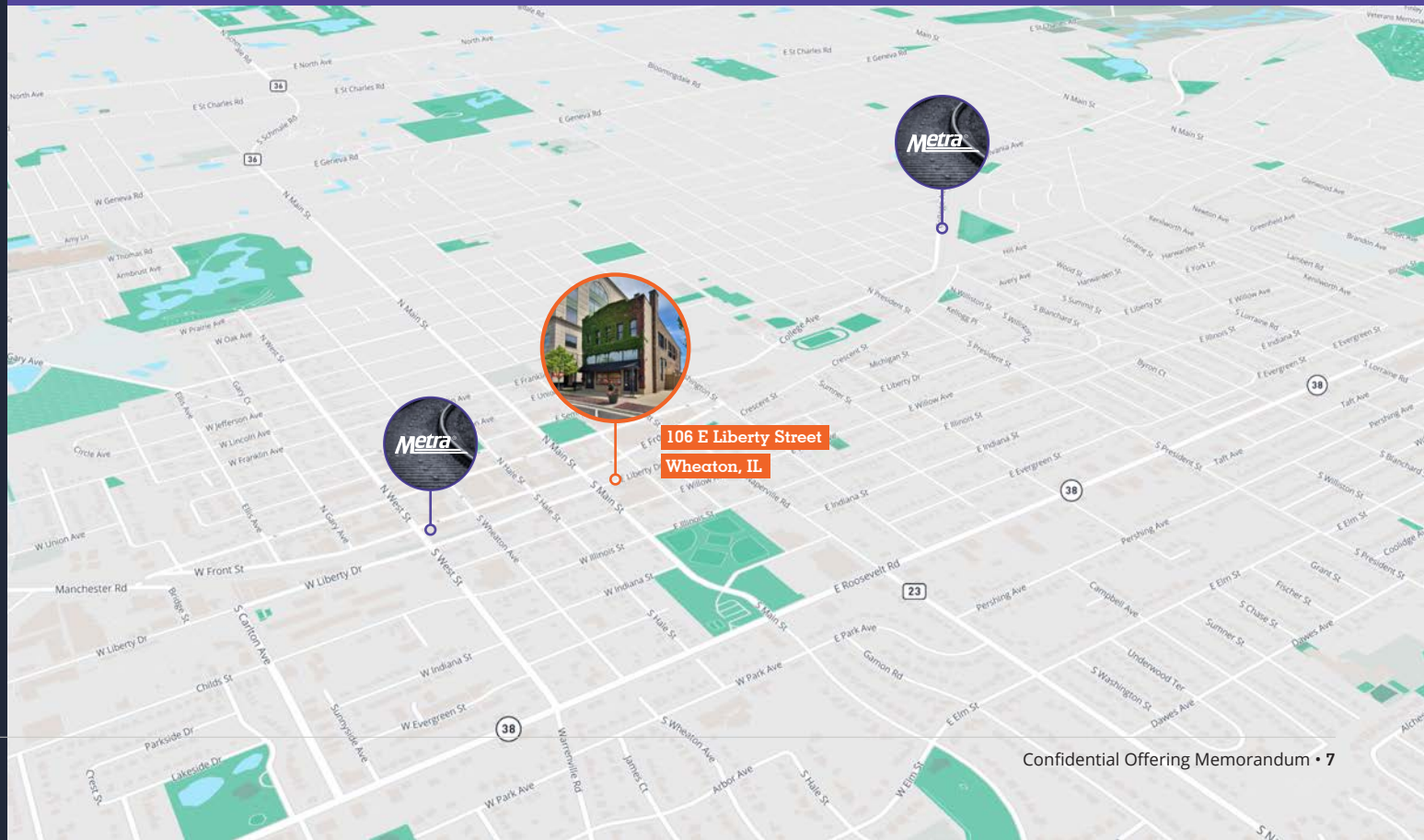
INFILL LOCATION



ABUNDANCE OF RETAILERS



AFFLUENT DEMOGRAPHICS



Property Description

The Property was acquired by the current owner and converted into a state-of-the-art home for a family office. In addition to meticulously restoring the historical fabric of the building with the highest quality materials, the owner created a modern environment for its business.

The first floor of the building is an open floorplan office with 14 foot ceilings. The space has been configured as an open trading floor with a conference area and a full kitchen, however, the openness of the design will allow for flexible configurations in the future.

The second floor contains a one bedroom executive apartment, a workout room and additional open office space. The second floor has a unique street level entrance and it can also be directly accessed from the first floor.

The lower level has also been renovated and it is currently used for storage. With ___ foot ceiling heights, windows to the ground level above and two points of egress, the lower level could easily be converted to office or another commercial space

The property includes other unique factors which enhance its appeal. These include a two car garage (tandem style) which is accessed from a rear alley, an emergency power generator to power critical loads, and a finished rear patio that includes extensive hardscape finishes.

The flexibility inherent in the building renovations provide multiple options to future owners of the Property. The building could continue in use as a home for an owner/occupant business. A new owner could subdivide the building and operate it as an investment property. Or, a new owner could capitalize on the growth of downtown Wheaton to create a commercial or retail use on the first floor. The possibilities are endless given the quality of the Property and the growth of the Wheaton downtown area.



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