

MILLENNIUM PROPERTIES R/E

For Sale: Fully Leased Multi-Family Buildings in Wheaton

403-410 Delles | 648-708 Childs, Wheaton, IL

Price Upon Request

Property Highlights

- 24,650 SF total multifamily buildings
 - Five, 2-story buildings with 20, three-bedroom, two-bath apartments
- Units have hardwood floors, sunlit open spaces, a/c and washer/dryer
- Each unit has private outside area with barbeque
- Pro forma net income: \$553,000
- 100% occupied
- Well below market rents
- 34 assigned parking spaces
- Excellent location in downtown Wheaton
- Land Area: 37,026 SF
- Zoning: R-5 Wheaton
- Total taxes (2023): \$54,064

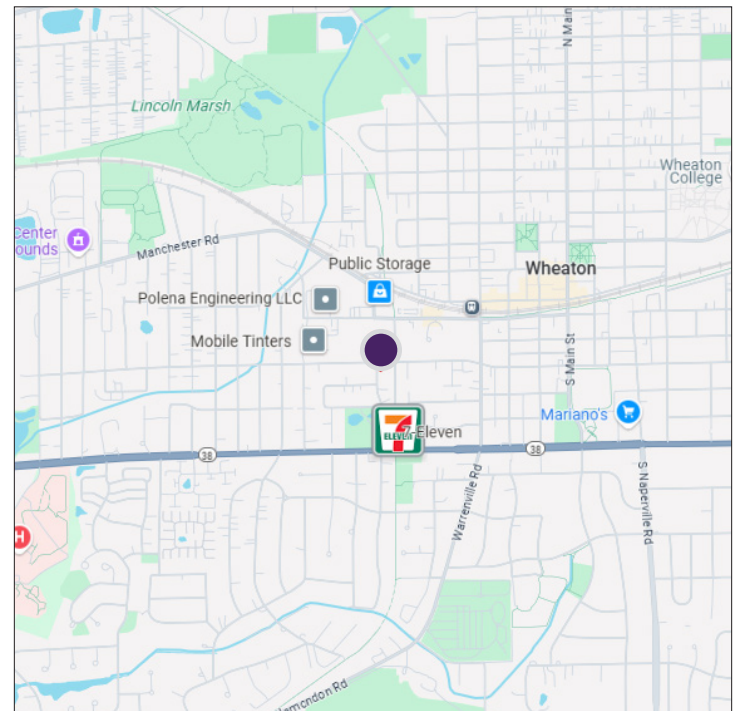


Property Overview

In the heart of downtown Wheaton, a 20-unit multi-family building is available for sale. The fully leased 24,650 square foot two-story property is comprised of 20 three-bedroom, two-bath apartments. Each apartment has open, sunny spaces, hardwood floors and an assigned parking space.

The property is situated amongst several top-rated Wheaton District schools and benefits from close proximity Roosevelt and Butterfield Roads, I-88 and the Wheaton MetraRail Station. Retailers in the area include Target, Marianos, Five and Hoek Coffee, Egg Harbor Cafe, Wheaton French Market, 7-Eleven along with several shops and dining selections

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,062	94,771	219,897
Households	5,487	35,327	80,134
Median Income	\$114,467	\$109,818	\$101,296



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