



Office/Tech
Status: **ACTV** MLS #: **12494801** List Price: **\$999,000**
Area: **106** List Date: **04/06/2026** Orig List Price: **\$1,100,000**
Address: **1101 W Irving Park Rd , Bensenville, IL 60106**
Directions: **IRVING PARK ROAD EAST OF RT 83. BUILDING IS LOCATED ON THE NORTHWEST CORNER OF IRVING/MARSHALL**
Sold by:
Closed:
Off Mkt:
Mkt. Time (Lst./Tot.): **114/114**
County: **DuPage** Township: **Addison**
Year Built: **1972** PIN #: **0314103020** Multiple PINs: **No**
Subtype: **Office** # Stories: **3**
Zoning Type: **Office** # Units: **12** Min Rent. SF: **600**
Actual Zoning: **C-2** # Tenants: **7** Max Rent. SF: **7675**
Unit SF: **600** (Leasable Area Units: **Square Feet**)
Lease SF/Y: **Ann. Passthru. \$/SF: \$143.32**
Contract:
Concessions:
Mthly. Rnt. Price:
Rented Price:

List Price Per SF: **\$138.75** Sold Price Per SF: **\$0**

Lot Dimensions: **103 X 137**
Acreage: **0.3**
Land Sq Ft: **14216**

Approx Total Bldg SF: **7675**
Gross Rentable Area: **7200**
Net Rentable Area: **7200**

Estimated Cam/Sf:
Est Tax per SF/Y:
Lease Type:

Remarks: **FOR INVESTORS OR OWNER/USER 12-UNIT 7,675 SF OFFICE BUILDING, CORNER LOCATION WITH TRAFFIC SIGNAL. LOW MAINTENANCE BUILDING. SEPARATE ELECTRIC METERS AND HVAC UNITS. BUILDING WAS BUILT WITH (12) 600 SF UNITS, EACH WITH PRIVATE RESTROOMS - 12 RESTROOMS TOTAL! BUILDING IS BEING USED FOR OFFICE, AND CAN BE CONVERTED TO OFFICE CONDO. 7 Units are rented now with 5 being vacant. Some units were used by the owner before. A Spread Sheet is attached in Additional Information. It contains actual 2024 property taxes and 2025 expenses and Performa rent \$1000/unit as per the current market rates.**

Approximate Age: **Older**
Type Ownership: **Land Trust, Limited Liability Corp**
Frontage Acc: **City Street**
Docks/Delivery: **None**
Drive in Doors: **0**
Trailer Docks: **0**
Geographic Locale: **O'Hare, Northwest Suburban**
Location: **Mixed Use Area**
Construction: **Brick, Concrete**
Building Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Tar and Gravel**
Air Conditioning: **Central Individual**
Heat/Ventilation: **Central Heat/Indiv Controls, Electric**
Electrical Svcs: **Separate Meters, Over 600 Amps**
Fire Protection: **Alarm Monitored, Fire Extinguisher/s**
Current Use: **Office and Research**
Potential Use: **Commercial, Condominium, Office and Research**
Client Needs: **Out of Management**
Client Will:

Misc. Outside:
Parking Spaces: **23**
Indoor Parking:
Outdoor Parking: **19-30 Spaces**
Parking Ratio: **3**
Misc. Inside: **Janitorial Service, Multi-Tenant, Private Restroom/s**
Floor Finish: **Carpet**
Extra Storage Space Available: **No**
Water Drainage: **Storm Sewers**
Utilities To Site: **Electric to Site, Sanitary Sewer to Site, Water-Community**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Known Encumbrances: **None Known**
Backup Info:
Tenant Pays: **Air Conditioning, Electric, Heat**
Possession:
Sale Terms: **Conventional, Cash Only**
Investment: **Yes**
Users: **Yes**

Financial Information
Gross Rental Income: **\$0**
Total Income/Month:
Total Income/Annual: **\$0**
Annual Net Operating Income: **\$0**
Net Operating Income Year:
Cap Rate:

Real Estate Taxes: **\$20,574.18**
Tax Year: **2024**
Total Annual Expenses: **\$48,062**
Expense Year: **2025**
Expense Source: **Owner Projection**
Loss Factor:

Broker Private Remarks: **PLEASE NOTE THAT A PART OF THE BUILDING WAS USED BY THE OWNER AND THE BUILDING IS NOT FULLY LEASED.**

Does seller agree to display on VOW?: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Does seller agree to display online / Comments on IDX?: **Yes / Yes**

Remarks on Internet?: **No** Broker Owned/Interest: **No**
VOW Comments/Reviews: **No** Lock Box: **None**
Address on Internet: **No**

Call for Rent Roll Info: **No**
Cont. to Show?:
Expiration Date: **10/12/2026**

Information: **24-Hr Notice Required**
Showing Inst: **PLEASE CALL LA 847-530-1550**
Broker: **Berkshire Hathaway HomeServices American Heritage (8970) / (847) 364-6030**
List Broker: **Madan Khatri (29004) / (847) 530-1550 / madan567@yahoo.com**
CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12494801 Prepared By: Madan Khatri | Berkshire Hathaway HomeServices American Heritage | Cell: (847) 530-1550
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