

**Two blocks from  
the Des Plaines  
Metra Train  
Station**

- Private 20 car parking lot
- 2 occupied and 2 available units
- Overhead drive-in doors on west side of building
- Private unit entries along Busse Hwy
- CTA Pace #209 & #240 service to the property
- Walk to Lou Malnati's, Jewel, Don Juan's Cantina, Subway and many other retailers

**For SALE: \$928,000**

**10,186 SF Commercial Building**

**776-784 Busse Highway  
Park Ridge, IL 60068**



4747 W. Peterson Ave. #200  
Chicago, IL 60646  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

**Features Include:** 776-784 Busse Highway presents a rare opportunity to acquire a well-positioned mixed-use investment, owner/user property in the heart of Park Ridge. This attractive commercial building offers stable in-place income with two existing tenants while providing ideal space for an owner to occupy the other units or lease out benefiting from market rental income. The building offers flexibility for a variety of office, retail, medical, or professional service uses. Located along the highly traveled Busse Highway corridor, the property benefits from excellent visibility, strong surrounding demographics, convenient access to major thoroughfares, and close proximity to downtown Park Ridge amenities, restaurants, and public transportation. The property benefits from a private 20 vehicle parking lot along overhead doors to units for interior parking.

Please call Rick Loarie to arrange a private viewing: 773-736-6601 [rloarie@imperialrealtyco.com](mailto:rloarie@imperialrealtyco.com) or Theron May 773-736-6461 [tmay@imperialrealtyco.com](mailto:tmay@imperialrealtyco.com)

**Prime Owner  
User Building**



**For SALE \$928,000**  
**Proximity To Retailers, Train & Bus Service**

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**Additional Information:** Pace Bus #209 serves the property between the CTA Blue Line Harlem Station (O'Hare branch) in Chicago and downtown Des Plaines along with #240 with service from Golf Mill Shopping Center and Cumberland CTA Blue Line Station. The property is two blocks from Village Green Shopping Center with Lou Malnati's Pizzeria, Don Juan's Cantina, and Subway. The Dee Road Metra Train Station stop is a quick two block walk with service on the UP-Northwest Line from Ogilvie Transportation Center in downtown Chicago to Harvard. 365,422 people reside in the 5-mile radius with an average household income of \$125,183 (and \$145,798 in the 2-mile radius). Approximately 6,500 vehicles per day on Busse Hwy.

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The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.