

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

For SALE: \$948,000

10,186 SF Commercial Building

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

- 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



4747 W. Peterson Ave. #200
Chicago, IL 60646
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 or Theron May 773-736-6461 tmay@imperialrealtyco.com

**Prime Owner
User Building**



For SALE \$948,000
Proximity To Retailers, Train & Bus Service

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



4747 W. Peterson Ave. #200
Chicago, IL 60646
www.imperialrealtyco.com

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.

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

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