

1753-1759 E. Oakton St., Des Plaines, IL

Min. Bid: \$185,000



CALL FOR OFFERS NOVEMBER 30TH Property Highlights

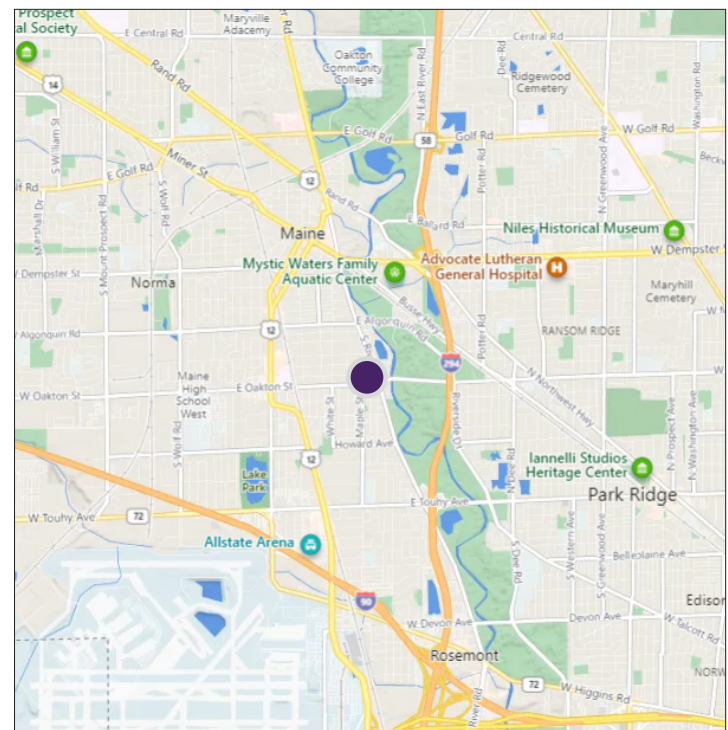
- 5,000 SF retail/office storefront
- Located on busy Oakton Street in major commercial thoroughfare
- Close to River Road, as well as downtown Des Plaines
- Opportunity for user or investor
- Nearby businesses include: Walgreens, Maaco Auto Body Shop, NAPA Auto Parts, Jewel-Osco, ALDI, Dollar Tree, several restaurants and more
- Land area: 7,405 SF
- Traffic count: 20,051 vehicles daily
- Zoning: C-3 (Des Plaines)
- Taxes (2021): \$11,000

Property Overview

A 5,000 square foot, freestanding, retail/office storefront is available for sale with a call for offer date of November 30, 2022. With high visibility on heavily-trafficked East Oakton Street, the property is comprised of two units and is a perfect opportunity for a user or investor. Potential for Des Plaines city business incentives.

Des Plaines is part of the northwest suburbs of Chicago, a short drive away from O'Hare International Airport. The city is a great location for small businesses with a blend of commercial industrial, financial, service-oriented and professional firms.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	13,270	114,832	306,560
Households	4,856	44,059	118,242
Median Income	\$71,249	\$74,839	\$78,787



Brad Thompson

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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

MILLENNIUM PROPERTIES R/E

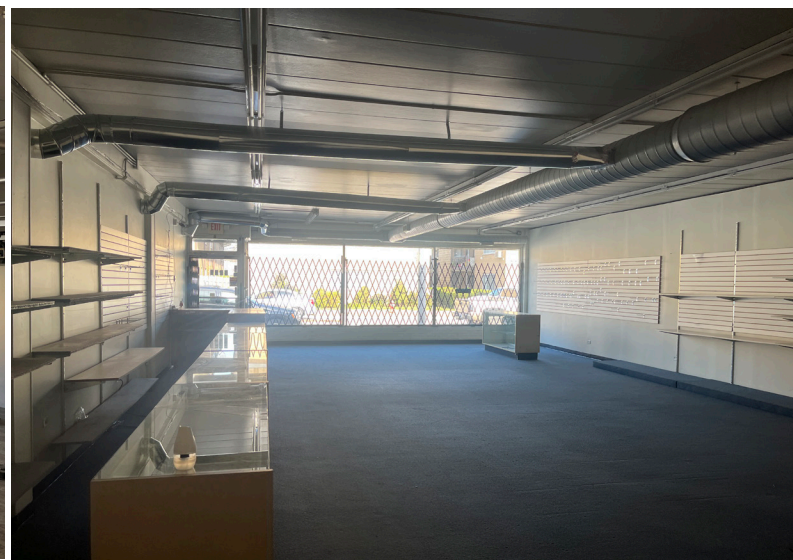
Call For Offers: Retail Storefront on Oakton St. in Des Plaines, IL

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Call For Offers:

TERMS OF SALE:	
BUYER'S PREMIUM	The buyer's premium is eight percent (8%).
REAL ESTATE TAXES	There is no tax proration on this sale. 2021 taxes have been paid, and taxes were successfully appealed.



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