

20 S Dee Road, Park Ridge, IL

Price Upon Request



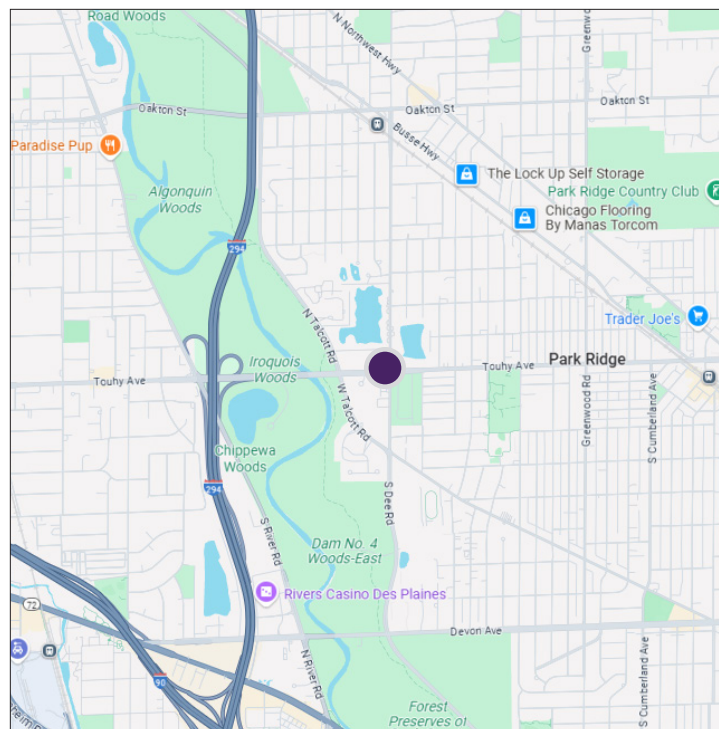
Property Highlights

- 9,668 SF California-style multi-family building
- 8 units, each with garage
 - One 4-bedroom, 3-bath (includes an in-law apartment) unit, one 3-bedroom, 2-bath unit, six 2-bedroom, 2-bath units
- 100% occupied
- Gross income: \$183,600
- Separately metered units
- Dedicated storage units
- On-site coin-operated laundry
- Land Area: 23,383 SF
- Traffic count: 13,834 vehicles daily
- Zoning: R-3
- Taxes (2023): \$31,599.36

Property Overview

Just south of Touhy on Dee Road, an eight-unit, multi-family building is available for sale. The fully leased 9,668 square foot California-style property is recently renovated with high-end finishes and is comprised of one 4-bedroom, 3-bath unit (including an in-law apartment), one 3-bedroom, 2-bath unit and six 2-bedroom, 2-bath units. Each apartment has a dedicated storage space in the basement and a detached garage. The building is close to the Iroquois Woods Forest Preserve and is a short drive from I-294.

Park Ridge is a thriving suburban city located just 15 miles northwest of downtown Chicago. Known for its tree-lined streets, excellent schools and a strong sense of community, it offers a high quality of life for its residents. The area surrounding this property boasts a variety of retail options, including local boutiques, restaurants and essential services, contributing to the neighborhood's appeal. The city's commitment to development is evident in recent approvals, reflecting a supportive environment for growth and investment.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|-----------|----------|----------|
| Population | 14,777 | 146,330 | 352,527 |
| Households | 5,543 | 56,311 | 133,760 |
| Median Income | \$115,207 | \$86,615 | \$83,566 |

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