

1765 Busse Hwy., Des Plaines, IL

**NOW: \$832,500**



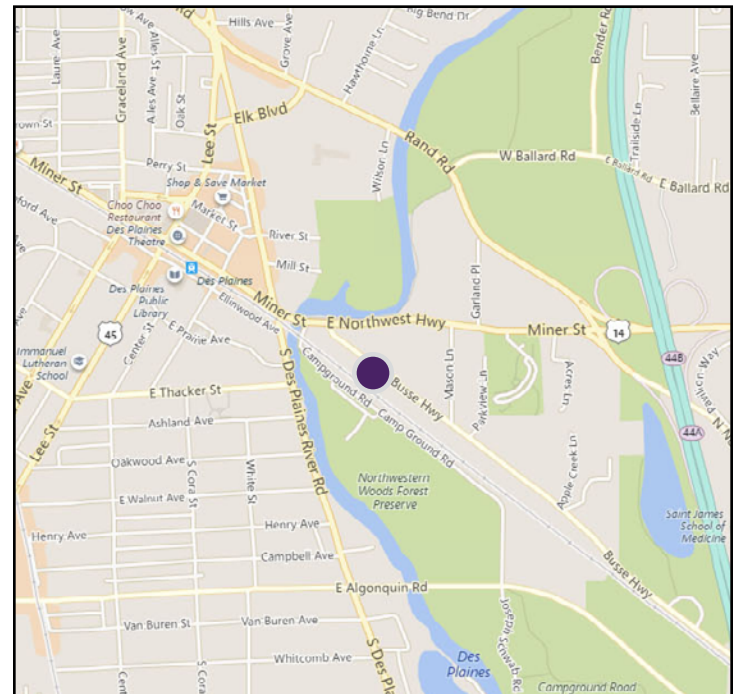
## Property Highlights

- 11,800 SF flex industrial building
- Previously used as an auto repair and auto body shop
  - 1st Floor: large auto-repair warehouse and paint booth
  - 2nd Floor: Ramp to second warehouse area for light repairs
- Small offices on each floor
- Potential to divide as multi-tenant
- Close to downtown Des Plaines
- Ideal for owner/user
- Loading: 2 drive-in doors
- Lot Size: 7,492 SF
- Zoning: M-1, limited manufacturing
- Taxes (2017): \$35,261

## Property Overview

Near the corner of Busse Hwy. and Miner St., this two-story flex industrial building is for sale and ideal for an owner/user. Built-out as an automotive repair and auto body shop, it has a bi-level warehouse and shop. Both levels have a drive-in door to the large warehouse as well as small offices. The first floor includes a paint booth while the second floor has additional storage space. This property is convenient to downtown Des Plaines and Miner St.

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	16,889	128,489	327,679
Households	7,999	49,400	126,701
Median Income	\$67,281	\$67,908	\$72,392

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