

1645 River Rd., Suite 12, Des Plaines, IL

\$69,900



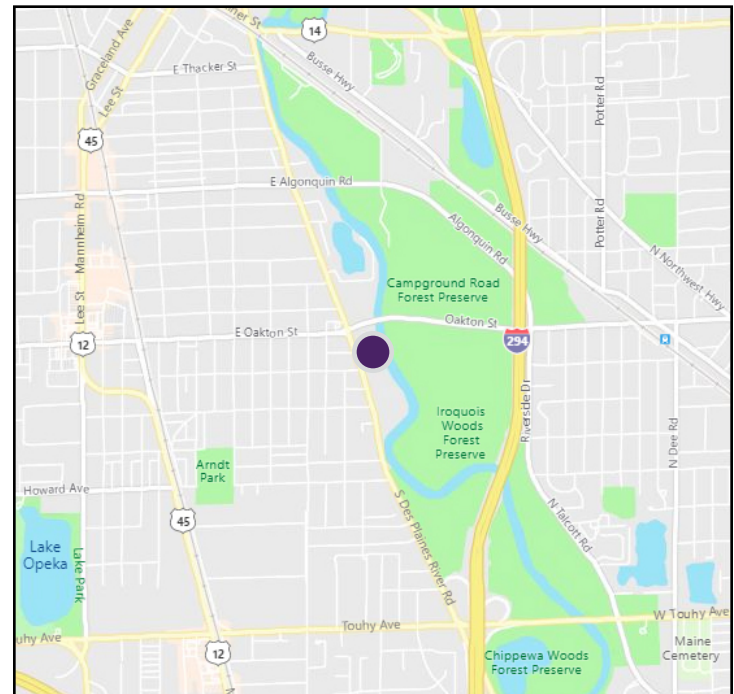
Property Highlights

- Turn-key office condo
- Built-out with several large offices, reception area and storage space
- Corner unit with dedicated entrance and large shared parking lot
- Part of 24 unit condo building
- Close to Oakton and River Rd., as well as Rosemont and O'Hare
- Opportunity for user or investor
- Individually metered
- Zoning: C-3
- Monthly Assessments: \$109
- Taxes (2018): \$4,740

Property Overview

A turn-key office condo near Oakton and River Rd is available for sale. This corner unit is built out with several large offices, one of which could be used as a conference room, plus a reception area and room for storage. The unit is individually metered and features a dedicated entrance as well as a large shared parking lot. This unit has great potential for a variety of office users or investors looking to add value.

Des Plaines is part of the northwest suburbs of Chicago, a short drive away from Rosemont and 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	12,619	118,135	315,251
Households	4,509	45,263	121,595
Median Income	\$70,071	\$70,376	\$71,447

Brad Thompson

Vice President
(312) 338 - 3012

bthompson@mpirealestate.com

Vince Pine

Vice President
(312) 338 - 3016

vpine@mpirealestate.com

mpirealestate.com

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.