

10,800 SF Retail/Office Showroom in Palatine

**Price
Reduced
\$ 1,245,000**

395 W. Northwest Hwy. | Palatine, IL

\$ 1,395,000

Investment Highlights

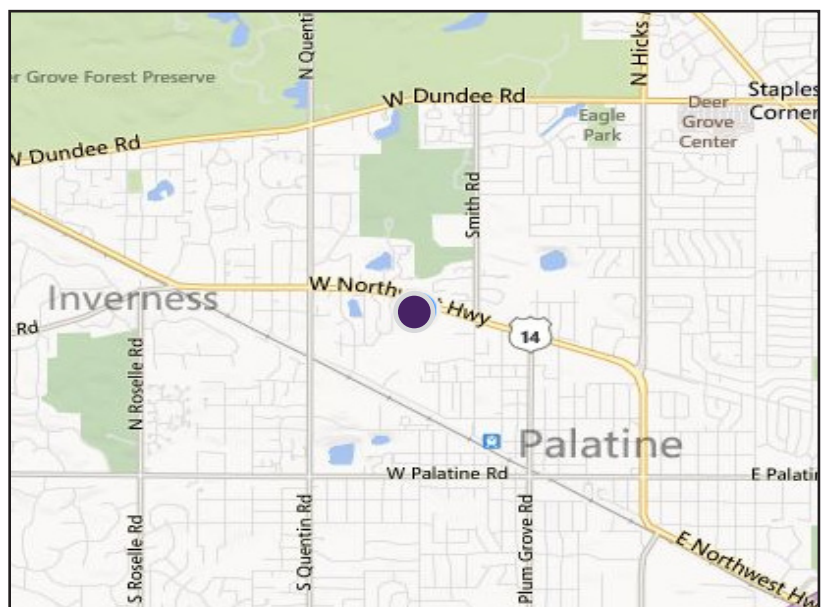
- 10,800 SF retail showroom
- Divided into five units
 - 1,642 SF retail, leased for \$3,119/mo.
 - 3,148 SF retail storefront
 - 1,440 SF retail, leased for \$2,245/mo.
 - 2,000 SF warehouse
 - 2,300 SF warehouse
- Pedestal signage increases visibility
- Land Area: 0.67 acres or 29,652 SF
- Potential Gross Income: \$170,000/year
- 2 drive in doors
- Zoning: B-2, general business
- Taxes (2014): \$42,951

Property Highlights

This five unit, 10,800 square foot retail showroom is located on busy Northwest Hwy. The building features a mix of retail, office and warehouse space with 11' clear heights and two drive-in doors. With 156' of frontage and a pedestal sign, this property is highly visible to the 30,750 cars that pass this location daily. This property is a great opportunity for an owner or investor.

Area Highlights

Part of the northwest suburbs of Chicago, Palatine is the seventh largest city in Cook County. The city's population grew nearly 5% over the last decade to 68,557 residents. Northwest Hwy. is a strong commercial corridor for the city with a number of retail and office properties.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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**MILLENNIUM
PROPERTIES R/E**

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Now:
\$ 1,245,000

Property Photos



View from Street



View of Loading Area



Interior Retail Space



Warehouse Space

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