

100 W. Higgins Rd., Park Ridge, IL

\$555,000



BANK ORDERS SALE

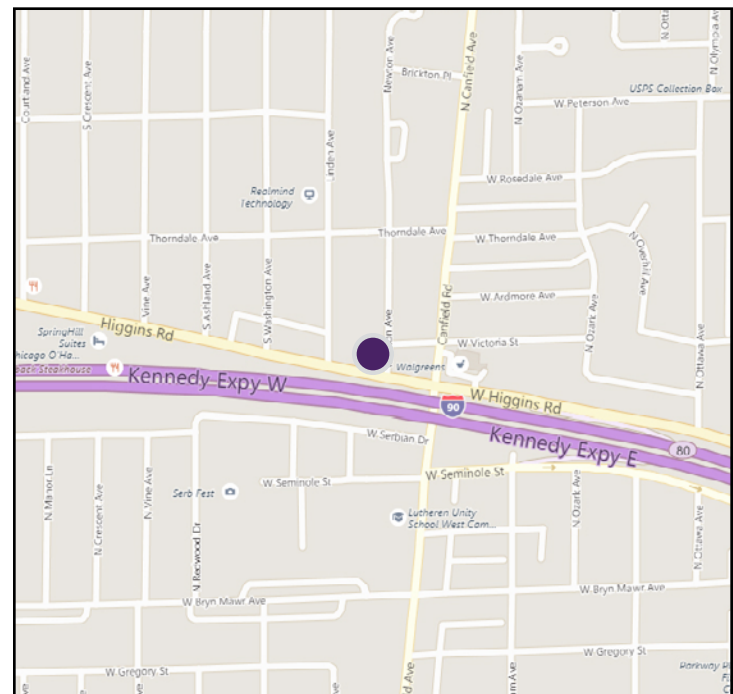
Property Highlights

- 10,500 SF multi-tenant office
- Full basement excluded from SF
- Potential to rehab or redevelop
- Close to Canfield and Higgins
- Visibility from Kennedy (I-90)
- Opportunity for single or multi-tenant use
- Several month-to-month tenants
- Long-term cell tower lease that generates no income for property
- Land Area: 14,116 SF
- Zoning: B-2, general commercial
- Taxes (2016): \$51,902

Property Overview

Close to Canfield and Higgins, this two story office building has great upside potential. The property can potentially be rehabbed or redeveloped for single or multi-tenant use. Currently, the property has several tenants leasing space month-to-month. The roof has a long-term cell tower lease; however, that lease generates no income for the building. The property has visibility from the Kennedy and is a great opportunity for a user or developer looking for space in Park Ridge.

Park Ridge is a suburb on the northwest side of Chicago that has a great deal of small town charm. The office is just off of the intersection of Higgins and Canfield, near the Kennedy Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	26,178	186,609	516,539
Growth 2017-2022	1.81%	0.69%	0.03%
Households	10,381	73,584	189,881
Median Income	\$71,109	\$68,889	\$64,142

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Plat Map

