



COMMERCIAL PROPERTY FOR SALE

BAIRD & WARNER
REAL ESTATE | MORTGAGE | TITLE | INSURANCE

38 North Broadway Street

DES PLAINES, IL 60016



Excellent Investor/ User Opportunity Available for Sale

OFFERING SUMMARY

- ASKING PRICE: \$325,000
- INCOME: \$27,900 (*at 80% leased*)
- BUILDING SIZE: 1,950 SF
- LOT SIZE: 2,625 SF
- DESCRIPTION: Boutique 5-Unit Office/ Services/Medical Building
- PARKING: 2 Spaces (Tandem)
- PIN: 09-18-201-024-0000
- ZONING: General Commercial (C-3)
- TRAFFIC COUNTS:
 - 35,800 VPD (Golf Road)
 - 10,900 VPD (Northwest Highway)

SPACE HIGHLIGHTS

- Nestled Between Two Major Thoroughfares (Golf Road and Northwest Highway) With a Combined 46,700 VPD
- Excellent In-Place Tenants With Uses in the Medical and Personal Services Categories (*Currently 80% Leased*)
- Remaining Space (Unit 3 (270 SF)) Could be Leased Out or Used by the New Owner
- Close Proximity to the Metra Union Pacific Northwest (UP-NW) Line's Cumberland Station and Pace Buses
- A Short Distance to Downtown Des Plaines
- Area Retailers Include Mariano's, Caputo's Fresh Market, ALDI, Walmart Supercenter, Walgreens, Marshalls, Burlington, Ross, LA Fitness, Raising Cane's, Buona, Scooter's Coffee, and More

ASKING PRICE: \$325,000 **SIZE: 1,950 SF BUILDING & 2,625 SF LOT** **OCCUPANCY: 80%**

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PROPERTY DESCRIPTION

Phenomenal opportunity to own a boutique multi-unit commercial property that is ideal for investors and/or owner users. The building was well built in 1962 and has been excellently maintained. It features an updated interior, two restrooms, and a storage closet with a sink that could be converted into a common kitchenette. All tenants / units have access through both the front and side entrances. In addition to the two tandem parking spaces in the back of the building, street parking is available on both sides of Broadway Street.

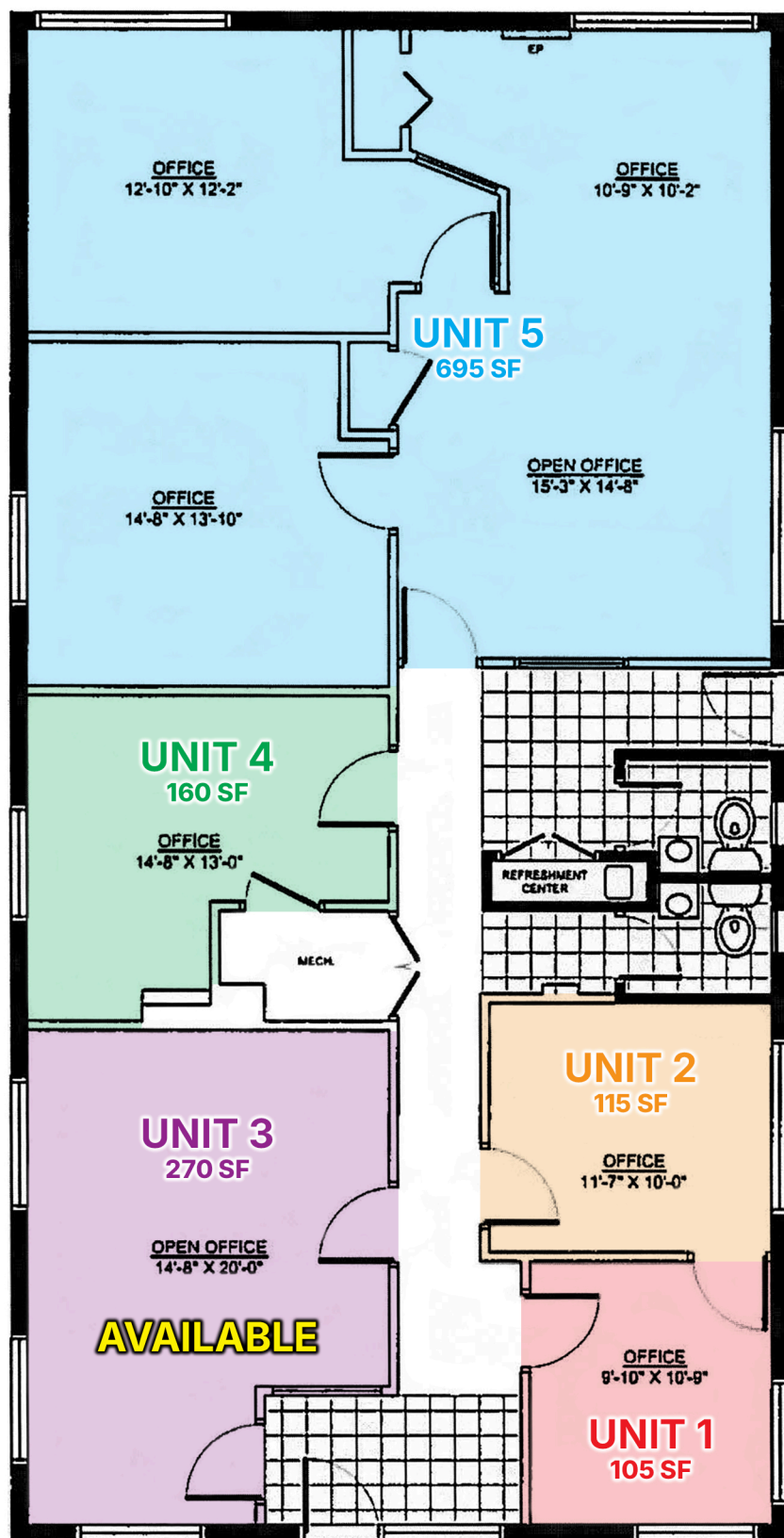
Four of the five units (80% of the unit spaces) are currently leased and bring in an annual income of \$27,900. The remaining space (Unit 3 (270 SF)) can be leased out or used by the new owner. Unit 3 has potential to bring in up to \$9,000 annually. **ADDITIONAL FINANCIAL INFORMATION WILL BE DISCLOSED WITH A SIGNED NDA.**



PROPERTY PHOTOS



BUILDING FLOOR PLAN & UNIT BUILD-OUTS



UNIT INFORMATION

- UNIT 1** 105 SF
Occupied
- UNIT 2** 115 SF
Occupied
- UNIT 3** 270 SF
Vacant (AVAILABLE)
Asking \$750/Month
- UNIT 4** 160 SF
Occupied
- UNIT 5** 695 SF
Occupied



BROADWAY STREET

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All measurements and drawings are approximate.
These plans are not intended for architectural use.

LOCATION DESCRIPTION

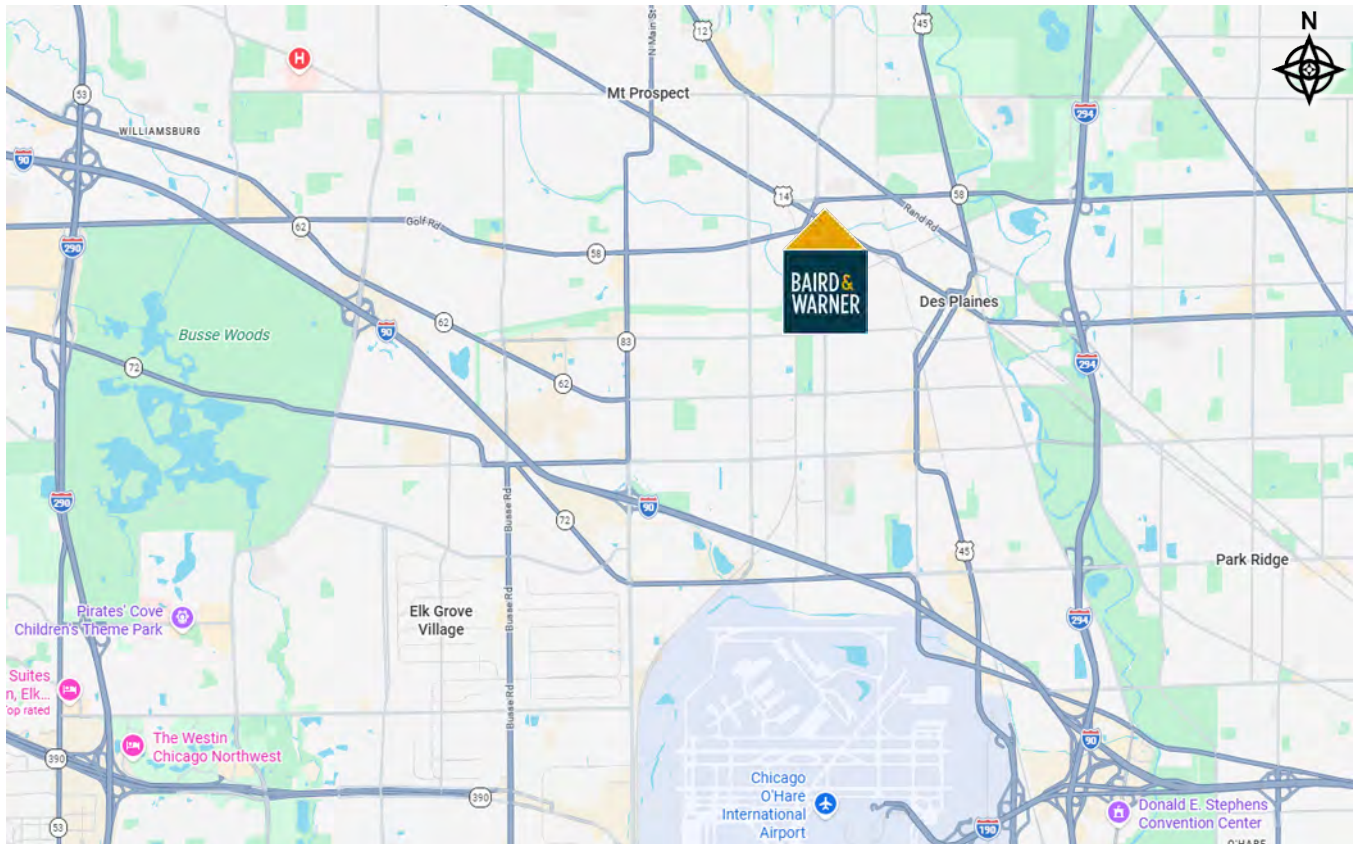
Des Plaines, Illinois is a suburban Chicago city located just north of O'Hare International Airport. It is situated on, and is named after, the Des Plaines River, which runs through the city, just east of its downtown area. It is a vibrant, diverse collection of residential, commercial, and industrial land uses, encompassing roughly 15 square miles of land area. It is nestled between the Jane Addams Tollway (I-90) and the Tri-State Tollway (I-294).

The top employers in Des Plaines are Rivers Casino (1,500), Honeywell UOP (Universal Oil Products) (1,300), Oakton Community College (1,200), and Kalavara Inc. (1,000). The Des Plaines History Center holds extensive collections of archives, photos, artifacts, art objects, and completed research focusing on the history of Des Plaines and the broader historical trends that shaped the community. Des Plaines is also famed as the birthplace of the modern McDonald's franchise, opening its first location in 1955.



LOCATION MAPS

The property is located on the short run of Broadway Street between Golf Road and Northwest Highway.





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