

480 Elm Place, Highland Park, IL

Call For Pricing



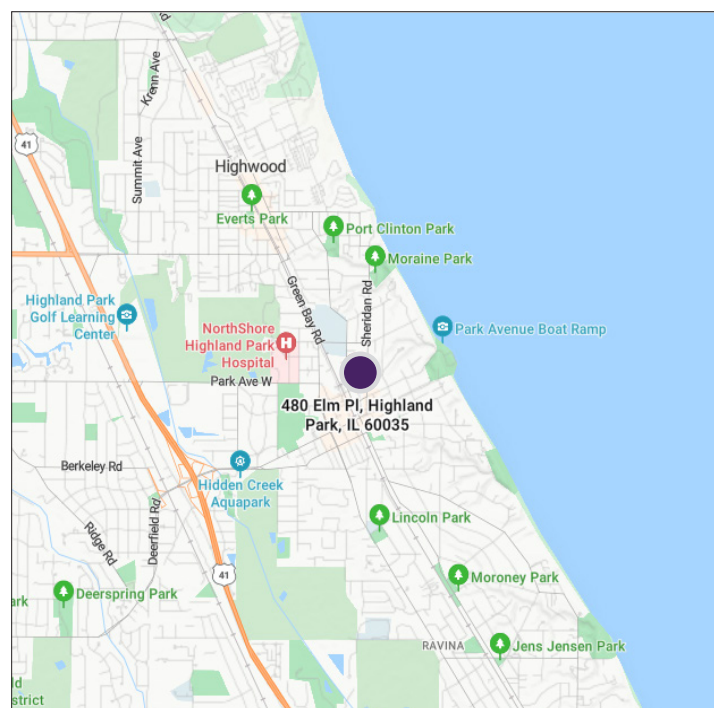
Property Highlights

- Two-story medical office building
 - 18 office suites
 - Below market rents
 - Several long-term medical tenants
- In-place income with upside potential
- TOD site with access to adjacent parcel
- Ample parking
- Close proximity to Highland Park Metra Station
- Potential for residential redevelopment
- Nearby attractions: Walgreen's, Pottery Barn, Dunkin', McDonald's, Walker Brothers Original Pancake House, plus a multitude of high-end restaurants, theaters, gyms, chic boutiques and spas
- Land area: 12,584 SF
- Zoning: B-5
- Taxes (2023): \$76,085.14

Property Overview

Available for sale is a 22,727 square foot two-story medical office building in Highland Park, IL. The property consists of 18 office suites and has multiple long-term tenants. Situated near the corner of Elm Place and St. Johns Avenue in vibrant downtown area, this property benefits from its location just a block away from the Metra Train Station and public transportation. Additional parking is available from the easement with the adjacent lot to the south. Area features significant barriers to entry, with few available sites for purchase

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the North Shore. The city has a vibrant downtown with shopping, restaurants and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	26,323	98,516	486,311
Households	10,249	35,787	178,606
Median Income	\$126,902	\$156,050	\$113,778

Susan B. Silver
Executive Director
(312) 338 - 3001
ssilver@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.