



Industrial
 Status: **ACTV**
 Area: **67**
 Address: **108-110 S Northwest Highway , Palatine, IL 60074**
 Directions: **Northwest Highway South of Palatine rd.**
 Sold by:
 Closed:
 Off Mkt:
 Township:
 Year Built: **1960**
 Zone Type: **Commercial**
 Act Zoning: **B2**
 Subtype: **Other**
 Tot Bldg SF: **2500**
 Office SF:
 Land SF: **8645**
 Lot Dim: **65x133**
 Lot Size Source: **Survey**
 Mobility Score: -

MLS #: **12575805** List Price: **\$289,900**
 List Date: **02/25/2026** Orig List Price: **\$289,900**
 List Dt Rec: **02/25/2026** Sold Price:
 Mkt. Time (Lst./Tot.): **22/22**
 Contract:
 Concessions:
 Unincorporated: **No**
 Rented Price:
 Lease SF/Y:
 Mthly. Rnt. Price:
 Ann. Passthru. \$/SF:
 Blt Before 78:
 County: **Cook**
 PIN #: **02231050090000**
 Multiple PINs: **Yes**
 Relist:
 Unit SF: **2500**
 # Stories: **1**
 Gross Rentable Area:
 Net Rentable Area:
 Investment:
 List Price Per SF: **\$115.96**
 Min Rentable SF: **0**
 Max Rentable SF: **0**
 Lease Type:
 Com Area Maint SF/Y:
 Est. Tax per SF/Y:
 User:
 Sold Price Per SF: **\$0**

Remarks: **Free Standing Brick Building Approximately 2,500sqft. of Interior Space Four entrances to the Building. Several Separate Rooms/offices One Overhead Garage Door. Inside Garage Dimensions 36Ft x 20Ft. Two Bathrooms, Two Furnaces & Two Central Air Approximately Ten Parking spaces, Roof 10 years Old! Ideally for Contractors Commercial uses Currently Occupied by HV/AC Company ***Plat of survey is available*****

Approximate Age: 36-50 Years	Bay Size:	Air Cond: Central Air
Type Ownership: Individual	# Trailer Docks: 0	Electricity: Circuit Breakers
Frontage/Access:	Construction: Brick	Heat/Ventilation: Forced Air
Current Use: Commercial	Exterior: Brick	Fire Protection: Fire Extinguisher/s, Hydrants On Site, Smoke or Fire Protectors
Potential Use: Commercial	Foundation: Concrete	Water Drainage:
Known Encumbrances:	Roof Structure: Flat	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays:
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: Northwest Suburban	Misc. Outside:	Green Disc:
Location: High Traffic Area	# Parking Spaces:	Green Rating Source:
# Drive in Doors: 1	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking: 6-12 Spaces	Backup Info:
Freight Elevators:	Parking Ratio:	Sale Terms:
Min Ceiling Height: 9'0	Total # Units:	Possession:
Max Ceiling Height: 9'0	Total # Tenants:	Gas Supplier: Nicor Gas
Clear Span:	Extra Storage Space: Yes	Electric Supplier: Commonwealth Edison
	Misc. Inside:	
	Floor Finish:	

Financial Information	Total Monthly Income:	Total Annual Income: \$0
Gross Rental Income: \$0	Net Oper Income Year:	Cap Rate:
Annual Net Oper Income: \$0	Total Annual Expenses: \$0	Expense Year:
Real Estate Taxes: \$24,761	Expense Source:	Loss Factor:
Tax Year: 2024		
Operating Expense Includes:		

Broker Private Remarks:

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: Yes
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	
Does seller agree to display online? : Yes		
Information: Short Notice OK	Call for Rent Roll Info:	Expiration Date: 12/26/2026
Showing Inst: Click Showing Assist	Cont. to Show?:	
Broker: USA Real Estate Ltd. (25528) / (847) 640-6800		
List Broker: Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com		
CoList Broker:	More Agent Contact Info:	

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MLS #: 12575805 Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 03/18/2026 11:25 AM