

# AVAILABLE FOR SALE

17746 OAK PARK AVENUE, TINLEY PARK, IL 60477



## LOCATION DESCRIPTION

- Hard to find freestanding office building
- Close to many new residential and commercial projects
- Close access to the Oak Park Metra Station

## PROPERTY HIGHLIGHTS

- Free-standing, one-story all masonry building.
- Well maintained with plenty of parking
- Part of a condo association
- Many permitted and special uses allowed and considered per the zoning

## OFFERING SUMMARY

<b>Building Size</b>	14,530 SF
<b>Lot Size</b>	1.12 Acres or 48,790 SF
<b>HVAC</b>	Yes
<b>Sprinklered</b>	Yes
<b>Power</b>	3-phase
<b>Zoning</b>	NG (Neighborhood General District)
<b>Real Estate Taxes</b>	Currently Tax Exempt
<b>Association Fee</b>	\$4,744.20/month
<b>Asking Price</b>	\$985,000

**EDWARD WABICK, SIOR** | Principal | 773.714.2141 | ewabick@darwinpw.com  
**LAURA PERLMAN** | Associate | 773.714.2147 | lperlman@darwinpw.com



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Submitted subject to error, change in status, or withdrawal without notice.



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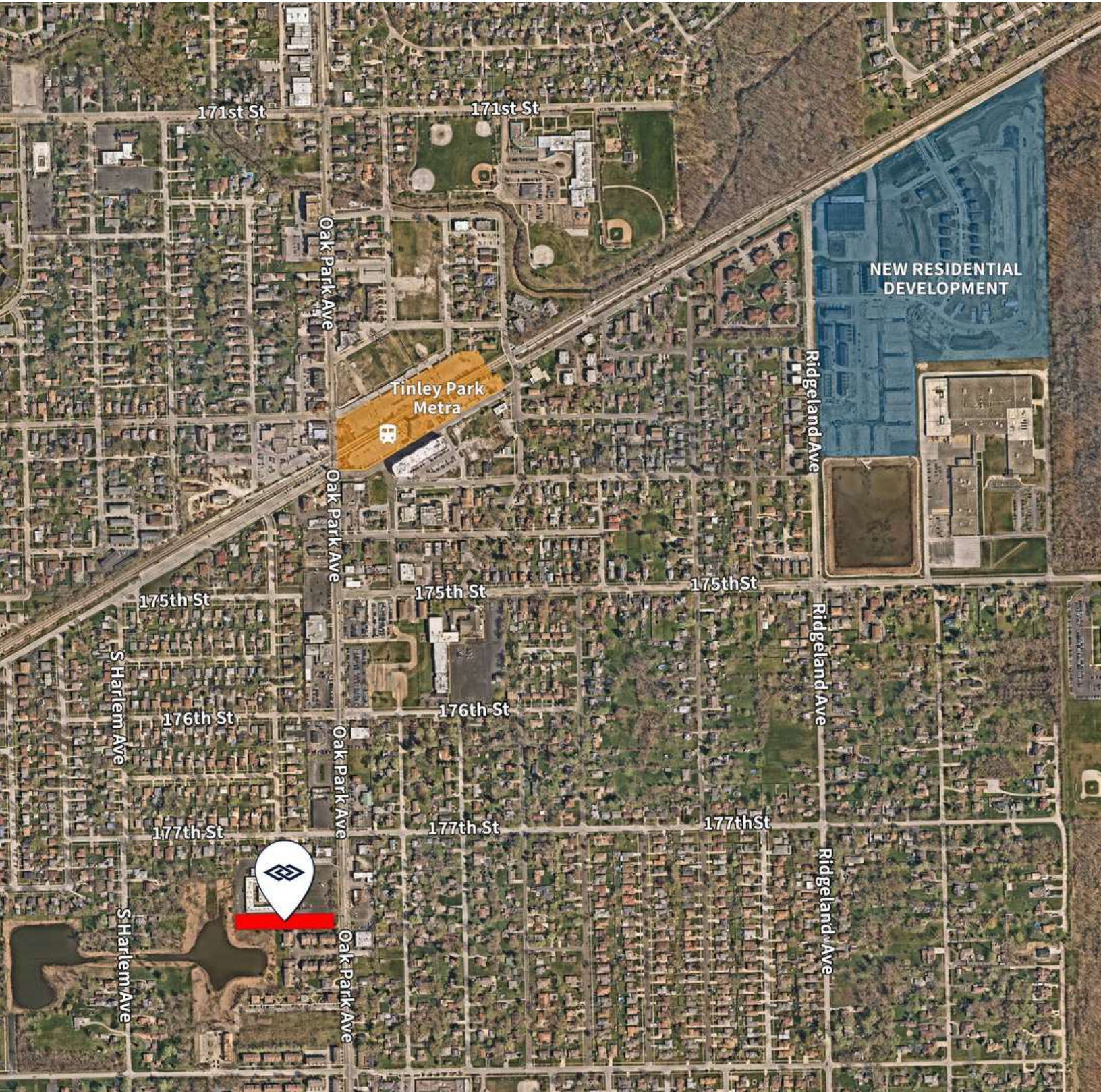


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