

580 Roger Williams Ave., Highland Park, IL

\$1,400,000



Property Highlights

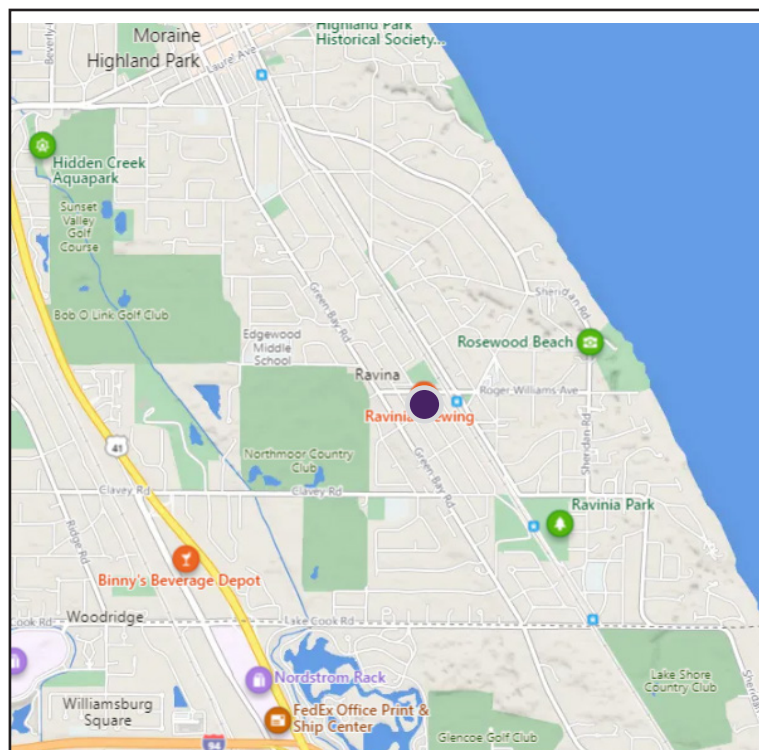
- Well-maintained boutique building
 - 100% occupied with long-term tenants with strong cash flow
 - Below market rents
- Tenant responsible for utilities
- Five parking spaces
- Elevator building
- Prime location just steps away from Ravinia Business District
- Easy access to public transportation, Edens Expressway and train station
- Zoning: B-2; Ravinia Commercial
- Attractions in the area: Ravinia, Walgreen's, Abigail's American Bistro, Happy Sushi, Piero's Pizza and more
- Taxes (2024): \$32,049.50

Property Overview

Available for sale is a 9,608 square foot boutique office building located at 580 Roger Williams Avenue, in the heart of the Ravinia business district. Situated on a 6,277 square foot parcel, the building's interior is a mid-century modern design with a common area foyer on the first floor. There are nine office suites which are fully occupied, many by long-term tenants.

Located just east of Green Bay Road and walking distance to the train station, this is the perfect opportunity for a user or investor to own a property in the Highland Park area. The location benefits from easy access to public transportation, and numerous boutiques and restaurants.

Highland Park is an affluent suburb located approximately 23 miles north of Chicago in the heart of the North Shore. The suburb is known for its vibrant downtown business districts, with a variety of shopping and dining options. It is also home to the highly acclaimed Ravinia Festival.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,063	42,794	109,363
Households	2,675	16,248	40,382
Median Income	\$193,975	\$147,616	\$149,362

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