



PROPERTY DESCRIPTION

1765 Busse Highway presents a rare, turnkey automotive facility in one of the most supply-constrained industrial corridors of Des Plaines. Formerly operated as a successful auto body repair business, the property is purpose-built for automotive service, collision repair, specialty vehicle work, or related trades, with infrastructure already in place to support immediate operations.

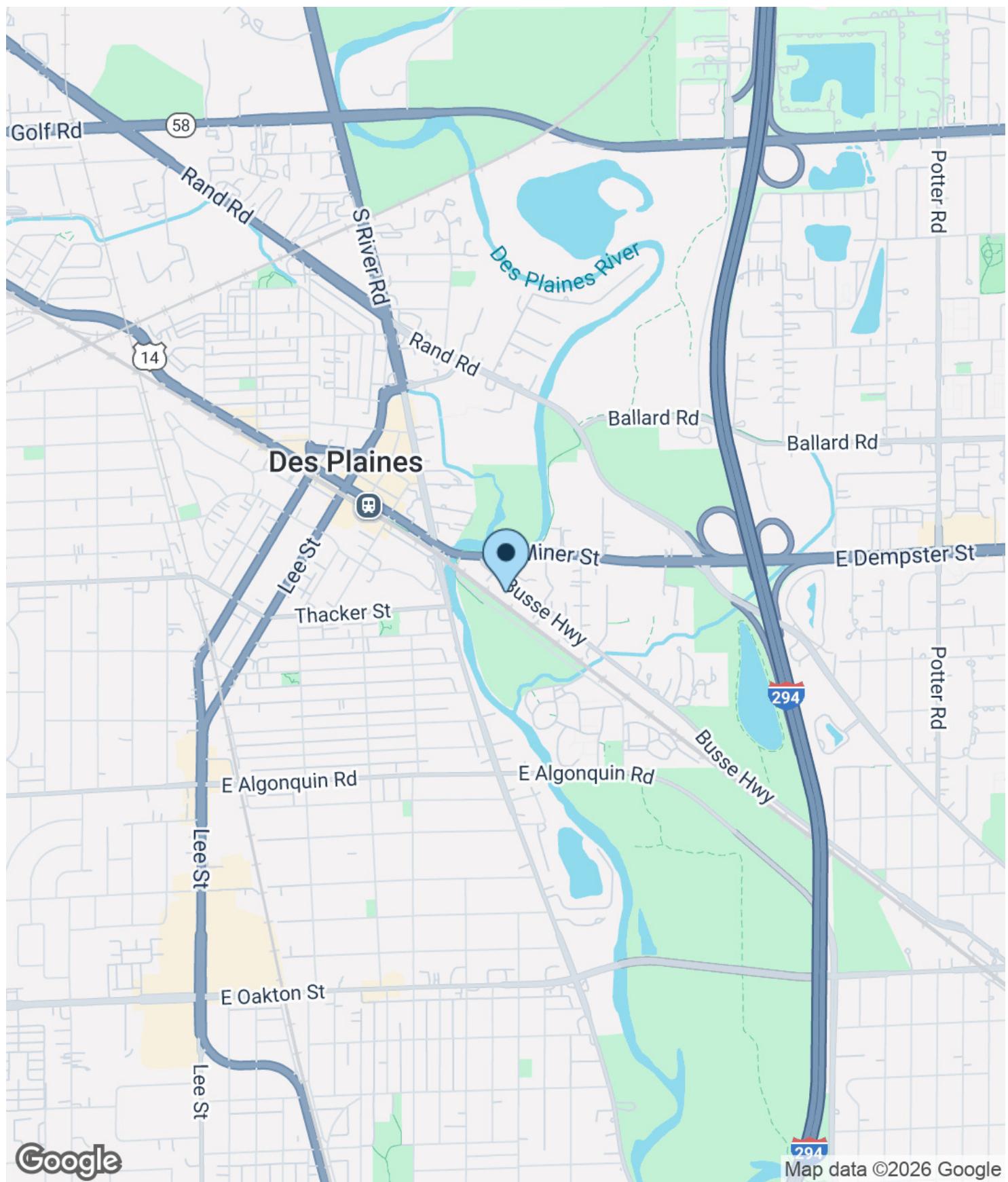
The building totals approximately 12,310 square feet across two stories and strong visibility along Busse Highway. The property's M-1 zoning allows for a wide range of automotive and light industrial uses, offering both flexibility and long-term value.

PROPERTY HIGHLIGHTS

- Automotive-Ready Infrastructure
- Professional-grade paint booth and automotive lift (available with purchase)
- Two oversized drive-in doors accommodating vehicles and equipment
- 14-16 sq. ft. clear heights supporting lifts, ventilation, and specialty work
- Robust power and natural gas service for demanding shop operations
- Existing ventilation, workspace layout, and shop flow designed for auto body and repair use
- A direct drive-in ramp to the second level provides a rare operational advantage, allowing vehicle access to both floors and maximizing usable square footage.

OFFERING SUMMARY

Sale Price:	\$999,995
Building Size:	12,310 SF
2024 Taxes	\$48,668.43
Zoning	M-1
Property Index Number (PIN)	09-21-107-032-0000



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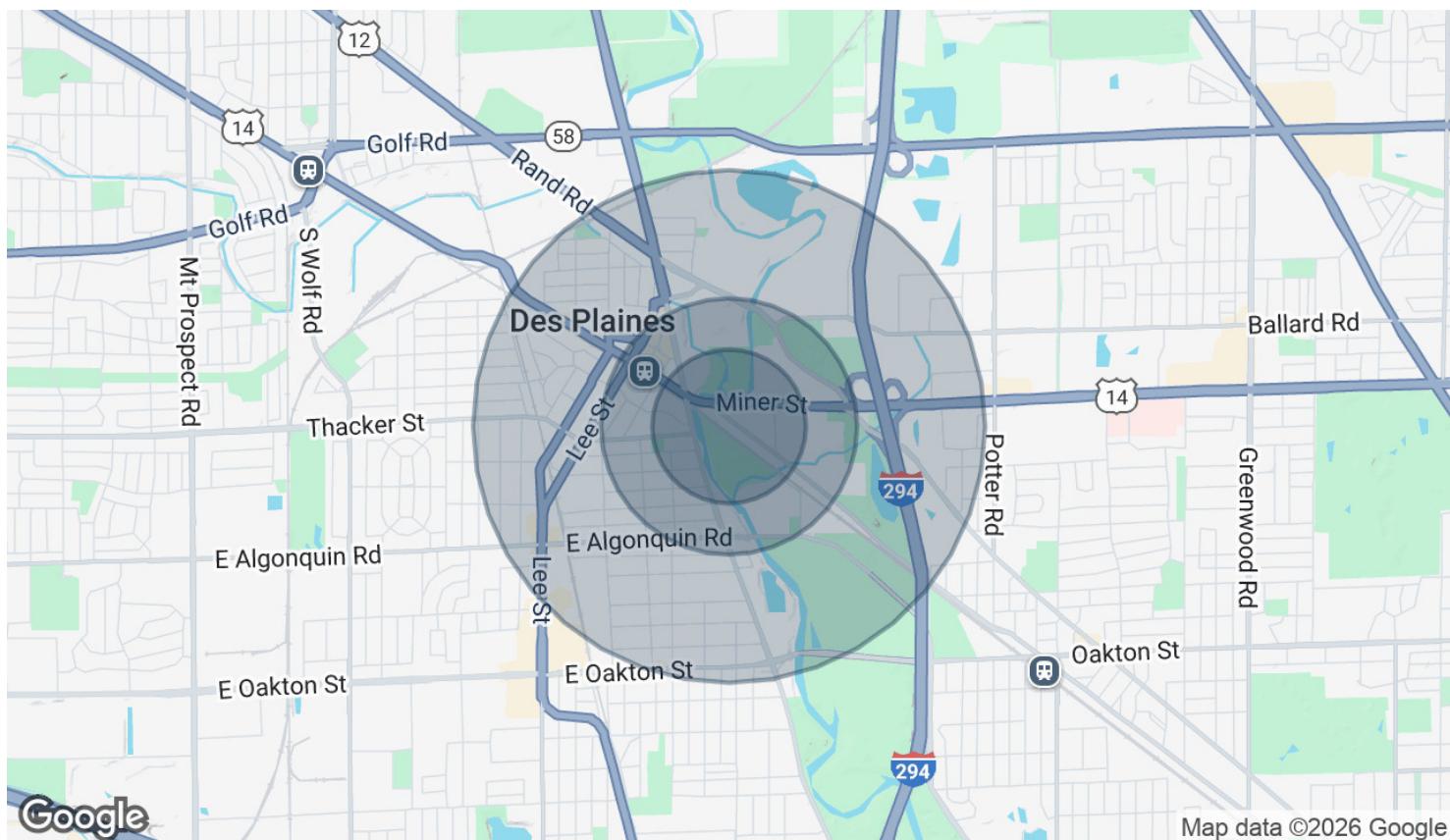
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,645	5,036	16,680
Average Age	48	48	46
Average Age (Male)	45	45	43
Average Age (Female)	50	50	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	839	2,583	7,831
# of Persons per HH	2	1.9	2.1
Average HH Income	\$103,630	\$101,250	\$102,692
Average House Value	\$293,572	\$303,249	\$334,542

Demographics data derived from AlphaMap

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