



# OWNER/USER INVESTMENT OPPORTUNITY

 JAMESON.

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# PROPERTY HIGHLIGHTS



PROPERTY GLA: ..... 1,930 SF

STORIES: ..... 2

LAND SF: ..... 7,928 SF

TYPICAL FLOOR SF: ..... 965 SF

PIN: ..... 16-23-401-001

ZONING: ..... B-5

RE TAXES: ..... \$13,980.14 (2024)



PROPERTY GLA: ..... 3,074 SF

STORIES: ..... 2

LAND SF: ..... 8,712 SF

TYPICAL FLOOR SF: ..... 1,537 SF

PIN: ..... 16-23-304-001

ZONING: ..... B-4

RE TAXES: ..... \$17,812 (2023)

# EXECUTIVE SUMMARY

Jameson Commercial is please to present a rare opportunity to acquire two non-contiguous commercial properties in the highly desirable downtown Highland Park area. These two properties were originally used as residential and our client converted them to office-use in 2018, blending contemporary design with functional workspaces.

444 Elm is approx 1,930 SF single family home converted to office space on a 7,928 SF lot. 477 Elm is approx 3,074 ft single family home converted to modern office space on a 8,712 ft land site. Both properties are loaded with vintage charm and improved with modern amenities. The properties are currently zoned B-4 & B-5 allowing for a versatility when it comes to the types of businesses the can operate there. The new buyer could also convert these back to residential or demolish the buildings are re-develop the sites for other uses. Neither property has historic designation or protections.

Situated in the heart of Highland Park, these properties benefit from high visibility, strong market fundamentals, and proximity to major amenities, making them an exceptional investment opportunity. Whether for owner-occupiers, investors, or businesses looking for expansion, this portfolio sale offers a unique chance to acquire a high-quality asset in a thriving commercial district.

Don't miss this opportunity to own two standout office properties in a flourishing real estate market!

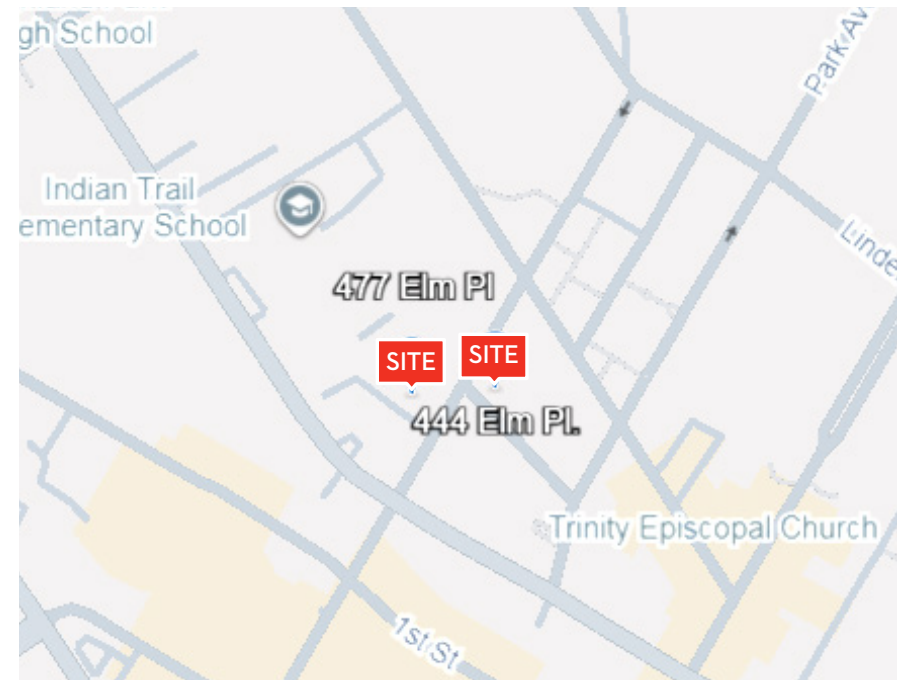
**SALES PRICE:** ..... \$1,325,000

**NUMBER OF PROPERTIES:** ..... 2

**BUILDING AREA:** ..... 444 ELM: 1,930 SF & 477 ELM: 3,074 SF

**LAND AREA:** ..... 444 ELM: 7,298 SF & 477 ELM: 8,712 SF

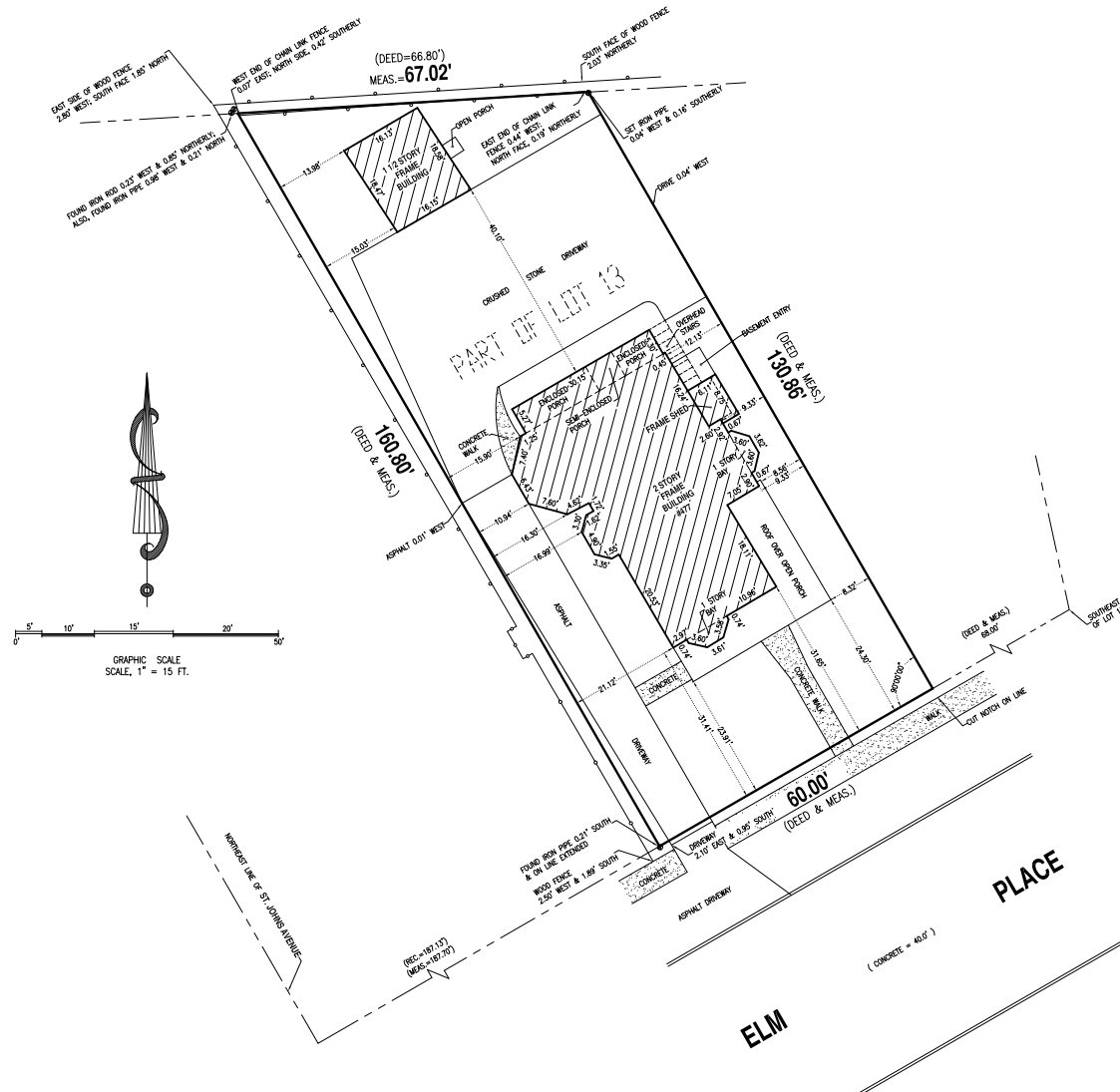
**INVESTMENT TYPE:** ..... OWNER/USER OR DEVELOPMENT



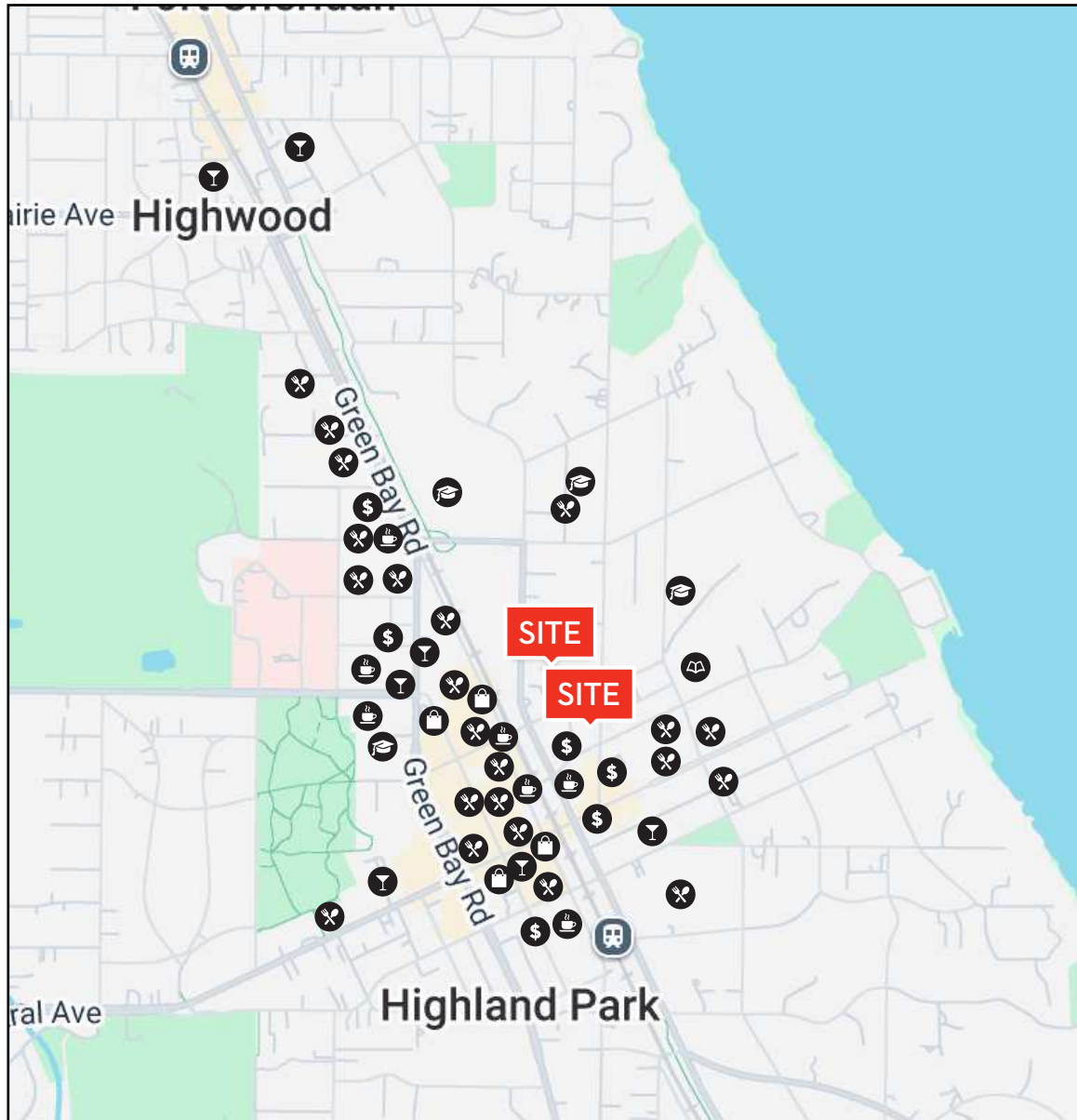
# PLAT MAP - 444 ELM PLACE



# PROPERTY SURVEY - 477 ELM PLACE



# POINTS OF INTEREST



## **RESTAURANTS**

PIXCA SEASONAL BISTRO  
VIAGGIO HIGHLAND PARK  
RAVINIA DINING PAVILION  
LA TAQUIZA HIGHLAND PARK  
TAPAS DEL LAGO  
FROGGY'S FRENCH CAFE  
NORTON'S RESTAURANT  
DEL RIO RESTAURANT  
MARIA'S CAFE  
FREEHLIG ROOM AT RAVINIA  
MIRAMAR BISTRO  
LONGITUD315  
FRANCESCO'S HOLE IN WALL

## **BARS**

BLUE MARGARITA'S  
SANTI'S  
THE TOADSTOOL PUB  
MOJO'S VINYL BAR  
NORTON'S  
28 MILE DISTILLING  
DESERT HAWK  
THE HURLEY TAP

## **SHOPPING**

DEERFIELD SQUARE  
THE CONTAINER STORE  
T.J. MAXX  
MARSHALLS  
ROSS'S HIGHLAND PARK  
EILEEN FISHER DESIGNER

## **COFFEE SHOP**

HARMONY COFFEE BAR  
PERFECT BLEND  
D'S COFFEE SHOP  
THE WILD ROASTER  
ASTRA COFFEE ROASTERS  
STARBUCKS  
DUNKIN'

## **FINANCIAL**

HIGHLAND PARK BANK & TRUST  
OLD NATIONAL BANK  
BANK OF HIGHWOOD  
CHASE BANK  
HUNTINGTON BANK  
FIRST BANK OF HIGHLAND PARK

## **SCHOOLS**

HIGHLAND PARK HIGH SCHOOL  
INDIAN TRAIL ELEMENTARY  
ELM MIDDLE SCHOOL  
RAVINIA ELEMENTARY SCHOOL

## **ENTERTAINMENT**

THE LOT OF HIGHLAND PARK  
SUNSET VALLEY GOLF CLUB  
NORTH SHORE YACHT CLUB  
STUPEY LOG CABIN  
PRAIRIE WOLF FOREST PRESERVE  
HIGHLAND PARK

# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

**Highland Park Station**  
*(Union Pacific North Line)*

## DRIVE

2 min

## DISTANCE

0.4 mi

**Highwood Station**  
*(Union Pacific North & Northeast Line)*

3 min

1.3 mi

## AIRPORT

**Chicago O'Hare International Airport**

## DRIVE

31 min

## DISTANCE

20.8 mi

**Chicago Midway International Airport**

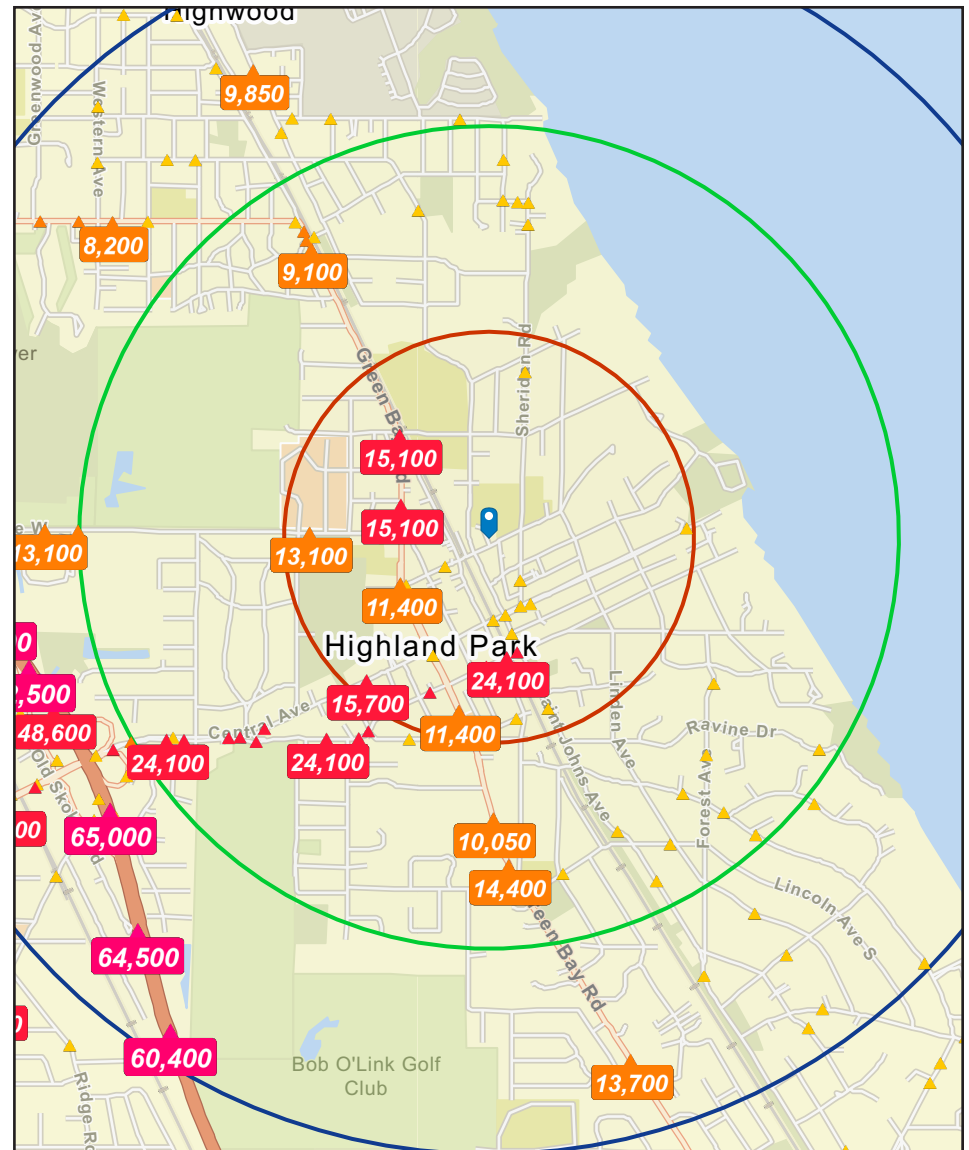
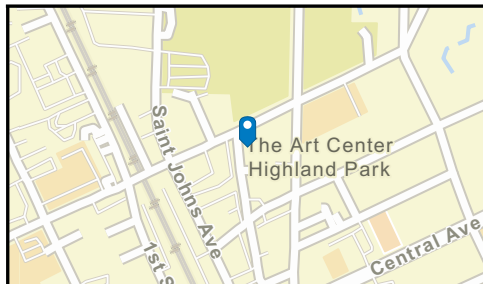
49 min

32.1 mi

# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



# MARKET OVERVIEW

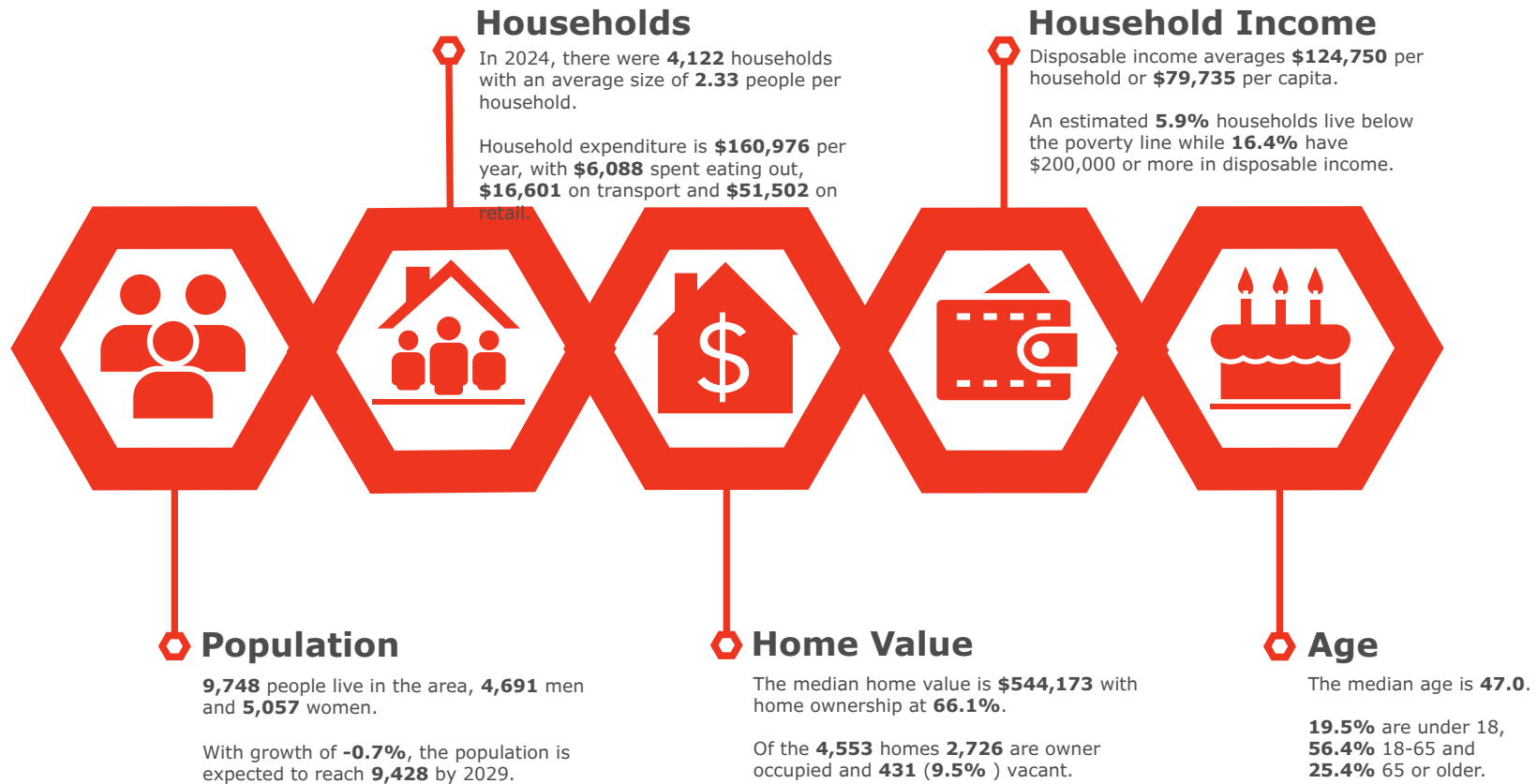
## HIGHLAND PARK, IL

Owning commercial office real estate in Highland Park, Illinois, offers strategic advantages due to the city's thriving economy, affluent demographics, and strong business community. Located along Chicago's North Shore, Highland Park attracts a mix of professional services, medical practices, and high-end retailers, providing steady demand for office space. The city's well-connected transit options, including proximity to Metra rail stations and major highways, make it highly accessible for both businesses and clients, further boosting the area's attractiveness for commercial office investments.

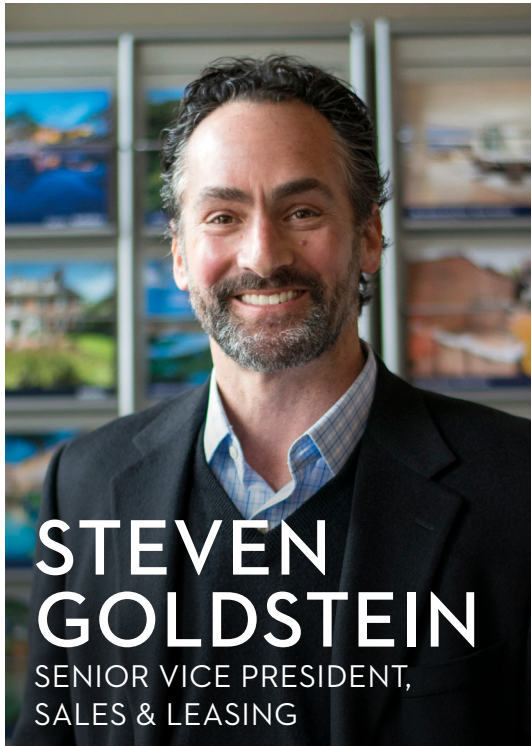
Additionally, Highland Park is known for its well-maintained public spaces, reputable schools, and scenic landscapes, drawing a workforce and clientele interested in a high-quality environment. The local government supports business growth, offering incentives and maintaining a business-friendly atmosphere that benefits commercial property owners. As a desirable suburban hub, Highland Park offers commercial investors a unique opportunity to secure stable returns and long-term value growth in a region with a strong local economy and a robust commercial leasing market.



# DEMOGRAPHIC INSIGHTS



# ABOUT YOUR BROKER



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## ■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

### AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit [ChicagoBroker.com](http://ChicagoBroker.com) for more information on Steve and his experience and services.



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