

(11)-3 bed / 2.5 bath Rentals For Sale

504 Highland Pky, Itasca, IL 60143



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ADVISORS

Presented By:
Coldwell Banker Realty



#502,504,506,516,517,519,521,522,523,524,526

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Property Details

Price: \$5,775,000

- Significant upside by raising remaining units to market rent of \$3,600/month, without any capital improvements needed.
- Direct access to a scenic park located behind the property — a great amenity for tenants.
- Ideally situated off (Route 53), just north of Lake Street — minutes from major thoroughfares, Itasca Metra Station, expressways, and O'Hare Airport
- Perfect fit for a 1031 exchange looking to place ~\$2M or for an investor seeking a high-quality, low-maintenance, cash-flowing asset

View the full listing here: <https://www.loopnet.com/Listing/504-Highland-Pky-Itasca-IL/35457789/>

Price:	\$5,775,000
No. Units:	11
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Townhome
Sale Type:	Investment
Cap Rate:	5.03%
Gross Building Area:	24,200 SF
Sale Conditions:	Condo Quality, New Construction, Perfect for a 1031 Exchange
Gross Rent Multiplier:	7.72
No. Stories:	3
Year Built:	2020
Walk Score ®:	35 (Car-Dependent)

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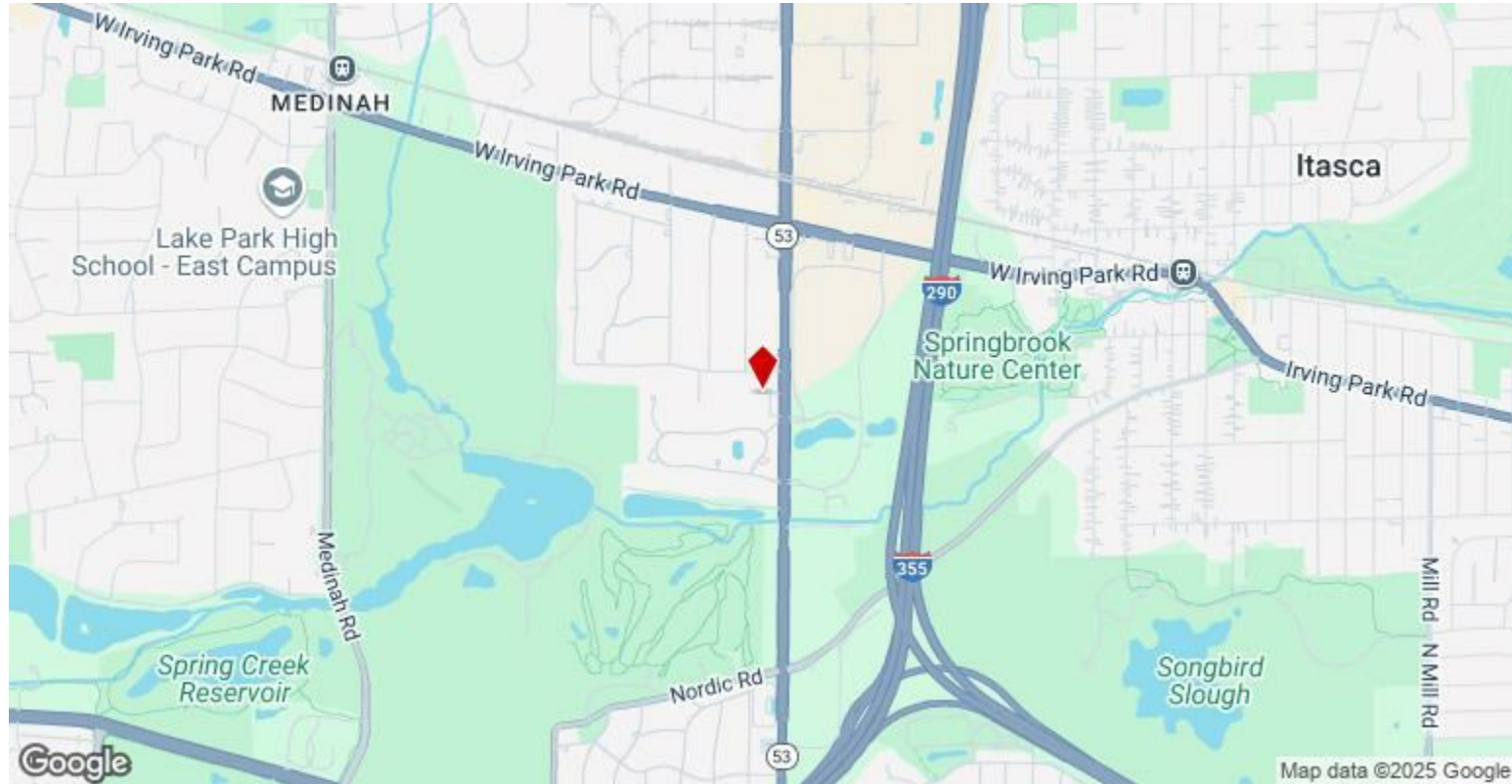
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	11	\$3,600	2,100

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Location



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Property Photos



front



Kitchen

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Property Photos



kitchen !



kitchen 4

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Property Photos



angled kitchen shot



living room 4

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Property Photos



living room 3



living area 2

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Property Photos



living area 1



living area

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Property Photos



stairs and main area



Living room

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Property Photos



master bathroom



master bath

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Property Photos



bathroom 1



bathroom 3

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Property Photos



bathroom 4



bathroom

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Property Photos



half bath



bed 4

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Property Photos



bedroom 1



bedroom 3

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Property Photos



bedroom

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