

FOR SALE

1645 BIRCHWOOD AVE.

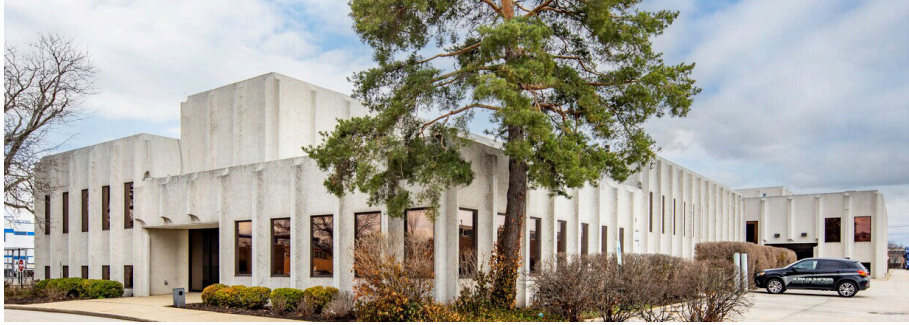
DES PLAINES, IL 60018



OFFERING MEMORANDUM

Ken Andre ken@psiproperties.com / Cell: 847-721-9880

1645 BIRCHWOOD AVE.



Price Offered: \$1,750,000
Lot Size: 1.84 AC (80,033 SF)
Building SF: 29,716 SF
Building Footprint: North Bldg - 9000 SF / South Bldg - 6200 SF
Parking: 124 Spaces
Taxes: \$29,123 (2023)

Building Features:

- 12,360 sf addition (added in 1989) which can be separated and used as a stand-alone building
- Fully Sprinklered
- New Roof - 2022
- Ample parking for trucks, trailers, and other commercial vehicles
- HVAC system powers gas-forced air and baseboard heat and central A/C
- Convenient access to I-294 and I-90. Short drive to O'Hare and Rosemont
- Ideal for single-user or multi-tenant requiring lots of parking

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