



Industrial

Status: **ACTV**
 Area: **67**
 Address: **630-640 E Northwest Hwy , Palatine, IL 60074**
 Directions: **WEST OF RTE 53 ON NORTHWEST HWY AND ELMWOOD**
 Sold by:
 Closed:
 Off Mkt:
 Township: **Wheeling**
 Year Built: **1950**
 Zone Type: **Commercial**
 Act Zoning: **B-2**
 Subtype: **Distribution Warehouse**
 Tot Bldg SF: **3500**
 Office SF:
 Land SF: **15000**
 Lot Dim: **177 X 80 X 57 X 165**
 Lot Size Source:
 Mobility Score: - **?**

MLS #: **11965196**
 List Date: **01/22/2024**
 List Dt Rec: **01/22/2024**
 Mkt. Time (Lst./10/10 Tot.):
 Contract:
 Concessions:
 Unincorporated: **No**
 PIN #: **02232150280000**
 Multiple PINs: **No**
 Relist:
 Unit SF: **3500**
 # Stories: **1**
 Gross Rentable Area:
 Net Rentable Area:
 Investment:
 List Price Per SF: **\$157.14**

List Price: **\$549,990**
 Orig List Price: **\$549,990**
 Sold Price:
 Rented Price:
 Lease SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 Blt Before 78: **Yes**
 County: **Cook**
 Min Rentable SF: **0**
 Max Rentable SF: **0**
 Lease Type:
 Com Area Maint SF/Y:
 Est. Tax per SF/Y:
 User:
 Sold Price Per SF: **\$0**

Remarks: **Unlock the full potential of this commercial warehouse in a prime Palatine location with outstanding visibility, witnessing 25,000 cars passing by each day! Positioned in a high-traffic area on a spacious corner lot, this property is perfectly suited for either a auto repair shop as there is great parking space or just a warehouse space, offering a generous total of approximately 3,500 sq. ft. Notable features include two 10x10 garage doors, providing convenient access and enhancing the property's versatility. The property also has a triple basin, 14 parking spots and a bathroom. The robust infrastructure boasts a 200 Amp electrical system with both 1 and 3-phase options, ensuring an efficient and versatile power supply. The roof underwent replacement just one year ago, incurring a cost of \$70,000, and the stucco was refreshed two years ago. Don't miss out on this rare opportunity for owner occupancy or as a lucrative income property. Act swiftly to secure your investment in this dynamic commercial space!**

Approximate Age: **Older**
 Type Ownership: **Limited Liability Corp**
 Frontage/Access:
 Current Use: **Warehouse**
 Potential Use:
 Known Encumbrances:
 Client Needs:
 Client Will:
 Geographic Locale: **Northwest Suburban**
 Location:
 # Drive in Doors: **2**
 Door Dimensions: **10X10**
 Freight Elevators:
 Min Ceiling Height: **0'0**
 Max Ceiling Height: **0'0**
 Clear Span: **No**

Bay Size:
 # Trailer Docks: **0**
 Construction: **Concrete Block**
 Exterior:
 Foundation: **Concrete**
 Roof Structure: **Flat, Steel Joists**
 Roof Coverings: **Membrane**
 Docks/Delivery:
 Misc. Outside:
 # Parking Spaces:
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking: **13-18 Spaces**
 Parking Ratio:
 Total # Units: **2**
 Total # Tenants: **0**
 Extra Storage Space: **No**
 Misc. Inside:
 Floor Finish:

Air Cond: **Central Air**
 Electricity: **Circuit Breakers, 101-200 Amps**
 Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**
 Fire Protection: **None**
 Water Drainage:
 Utilities To Site:
 Tenant Pays: **Other**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income: \$0	Total Monthly Income: \$0	Total Annual Income: \$0
Annual Net Oper Income: \$0	Net Oper Income Year:	Cap Rate: 0
Real Estate Taxes: \$23,197	Total Annual Expenses: \$0	Expense Year:
Tax Year: 2022	Expense Source:	Loss Factor:

Operating Expense Includes:

Broker Private Remarks: **Buyer's compensation is 2.5%-\$405 MLS fee. For all questions please contact the co-lister Anna-Mariya at 773-630-7856 or at anna@dianamatichyn.com**

Internet Listing: Yes VOW AVM: No	Remarks on Internet?: Yes VOW Comments/ No Reviews:	Broker Owned/Interest: No Lock Box: None
Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N) ?	Address on Internet: Yes Other Compensation:	Special Comp Info: None Call for Rent Roll Info: No

Information: **24-Hr Notice Required** Cont. to Show?: Expiration Date: **09/17/2024**
 Showing Inst: **Please email the listing agent, Diana! Thank you!**

Broker: **Coldwell Banker Realty (8055) / (847) 222-5000**
 List Broker: **Diana Matichyn (243772) on behalf of Diana Matichyn Home Team (T24575) / (224) 500-6491 / diana@dianamatichyn.com**
 CoList Broker: **Anna-Mariya Skakodub (267073)** More Agent Contact Info:

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