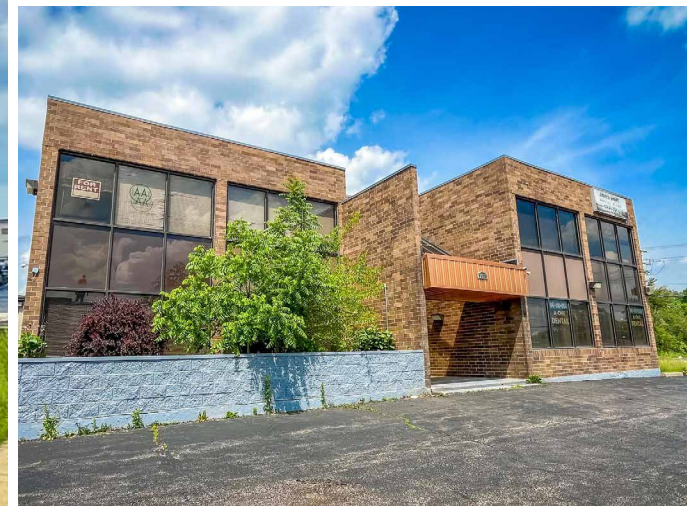
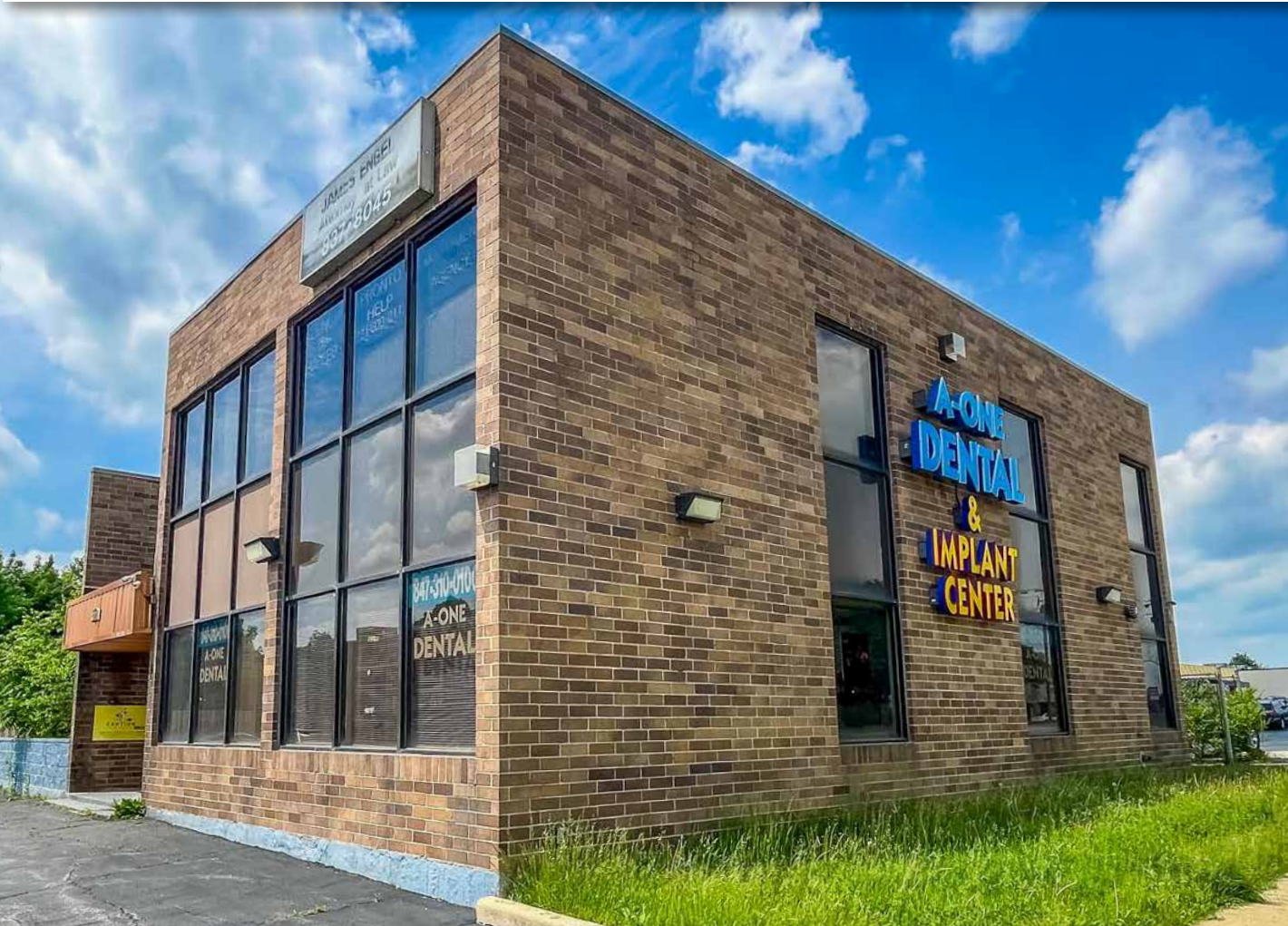


# Office / Medical Building for Sale

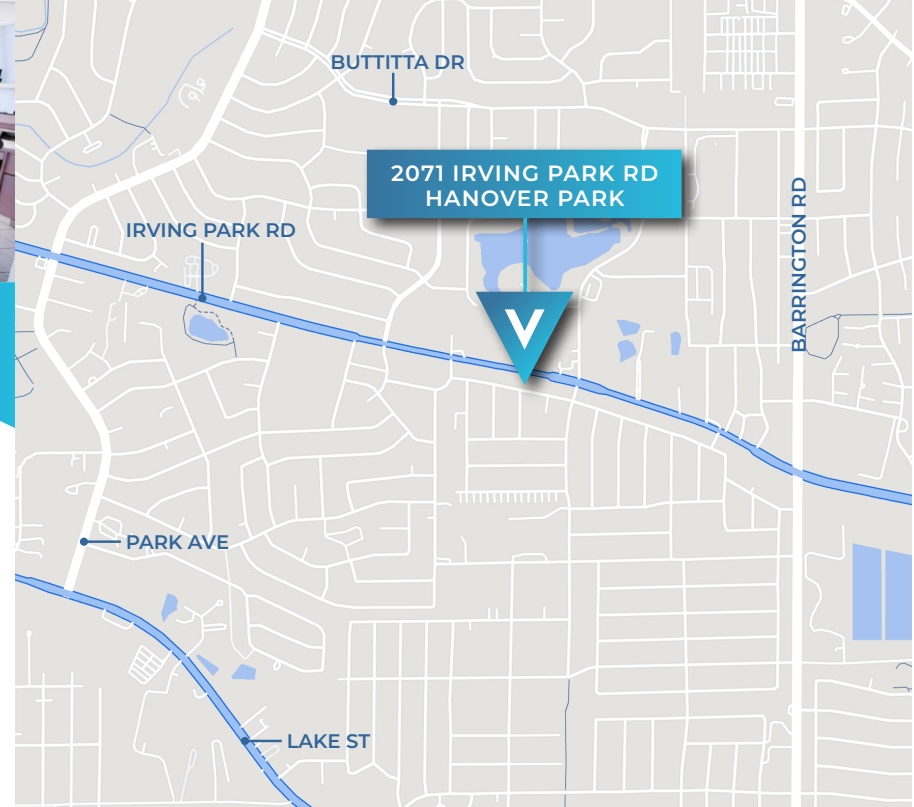
**VERSA**  
REAL ESTATE SERVICES

» Move-In Ready Dental Space  
Up to 4,000 SF Available with Signage Opportunities

**2071 IRVING PARK RD  
HANOVER PARK, IL**





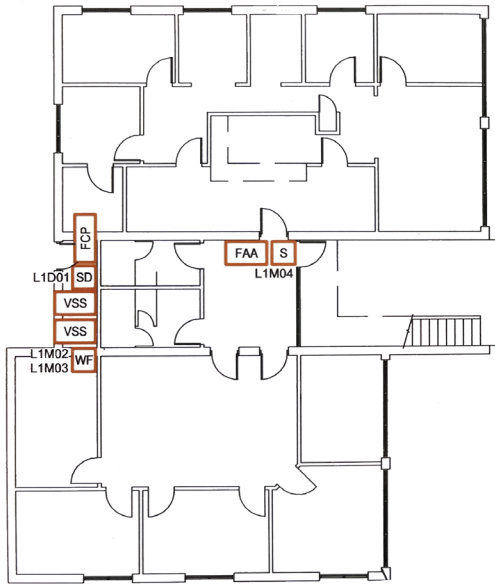


## BUILDING HIGHLIGHTS

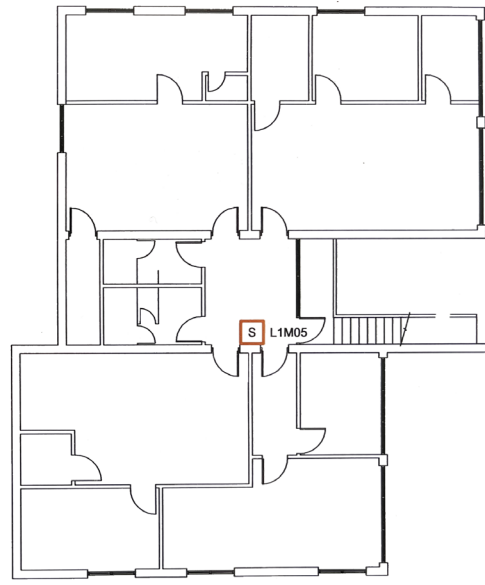
- ▶ Move-In Ready Dental Space
- ▶ 3,000 SF Available on the First Floor
- ▶ Multiple Signage Options Available
- ▶ 3.33 Parking Ratio

## AREA AMENITIES

- ▶ Close to I-290 for Convenient Travel to Nearby Suburbs
- ▶ Numerous Fast Serve and Fine Dining Restaurants Nearby
- ▶ High Visibility with Exposure to Approximately 23,000 Vehicles daily on Irving Park Rd



GROUND FLOOR



2ND FLOOR

## PROPERTY SUMMARY

➤ Asking Sale Rate	\$989,500 (\$149.92)
➤ Available SF	Up to 4,000 SF
➤ Year Built	1980
➤ Building SF	6,600 SF
➤ Parking Ratio	3.33 / 1,000 SF



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