SALE

Westgate Courtyard

6745 WEST 127TH STREET

Palos Heights, IL 60463

PRESENTED BY:

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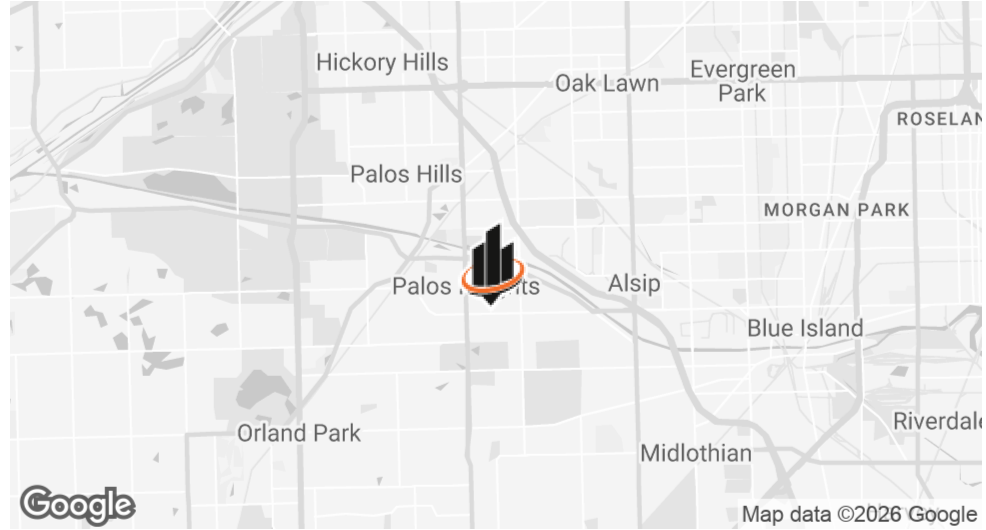
SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$525,000
BUILDING SIZE:	2,500 SF
LOT SIZE:	5,700 SF
PRICE / SF:	$210.00
RENOVATED:	2016
ZONING:	Business (B)
MARKET:	Chicago
SUBMARKET:	South Route 45

PROPERTY OVERVIEW

Westgate Courtyard offers a fully renovated, turnkey medical or office building ideal for an owner-user seeking functionality, efficiency, and long-term value. Recently occupied by medical and professional office users, the property features three private offices, a large conference room with potential for additional offices or exam rooms, a reception area, administrative workspace, kitchen, and storage.

Abundant natural light, quality finishes, and well-maintained building systems create a professional environment for both patients and staff. Modern HVAC and electrical infrastructure support today's operational needs, while ample parking and attractive landscaping enhance accessibility and curb appeal.

Designed for a single occupant, the property provides a flexible and professional setting for a wide range of medical practices or office use.

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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Convenient single-tenant office building tailored for professional medical or office users
- Ten minutes to Orland Park SW Suburb Regional Hub & 35 Minutes to Downtown Chicago
- Recently completed total gut and renovation to building finishes, HVAC, plumbing and electrical systems
- Efficient floor plate with multiple private offices, conference, admin, lunch, and storage areas
- Well-maintained and beautifully designed lobby and common areas reflect modern expectations
- Abundant natural light courtesy of expansive windows and skylights
- Generous parking field simplifies staff and visitor access
- Landscaped grounds reinforce a comfortable working environment
- Durable and beautiful finishes throughout minimize near-term capital needs
- Strategically designed circulation and signage for tenant visibility
- Nearby Palos Heights and Orland Park Restaurant and Shopping Options
- Strong curb appeal underscores investment professionalism

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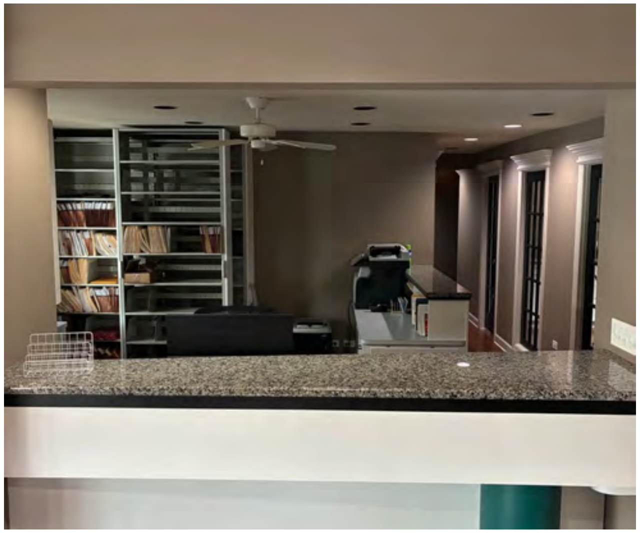
ADDITIONAL PHOTOS



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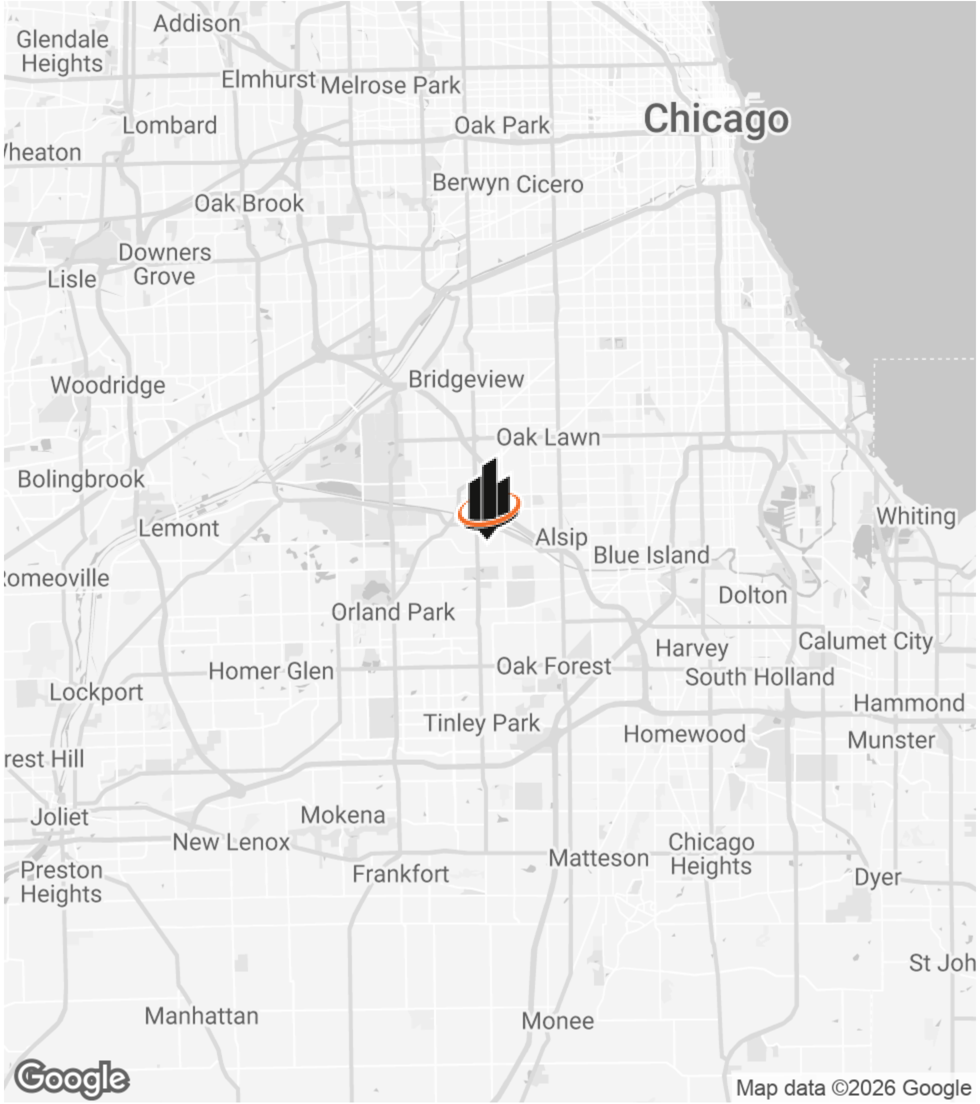
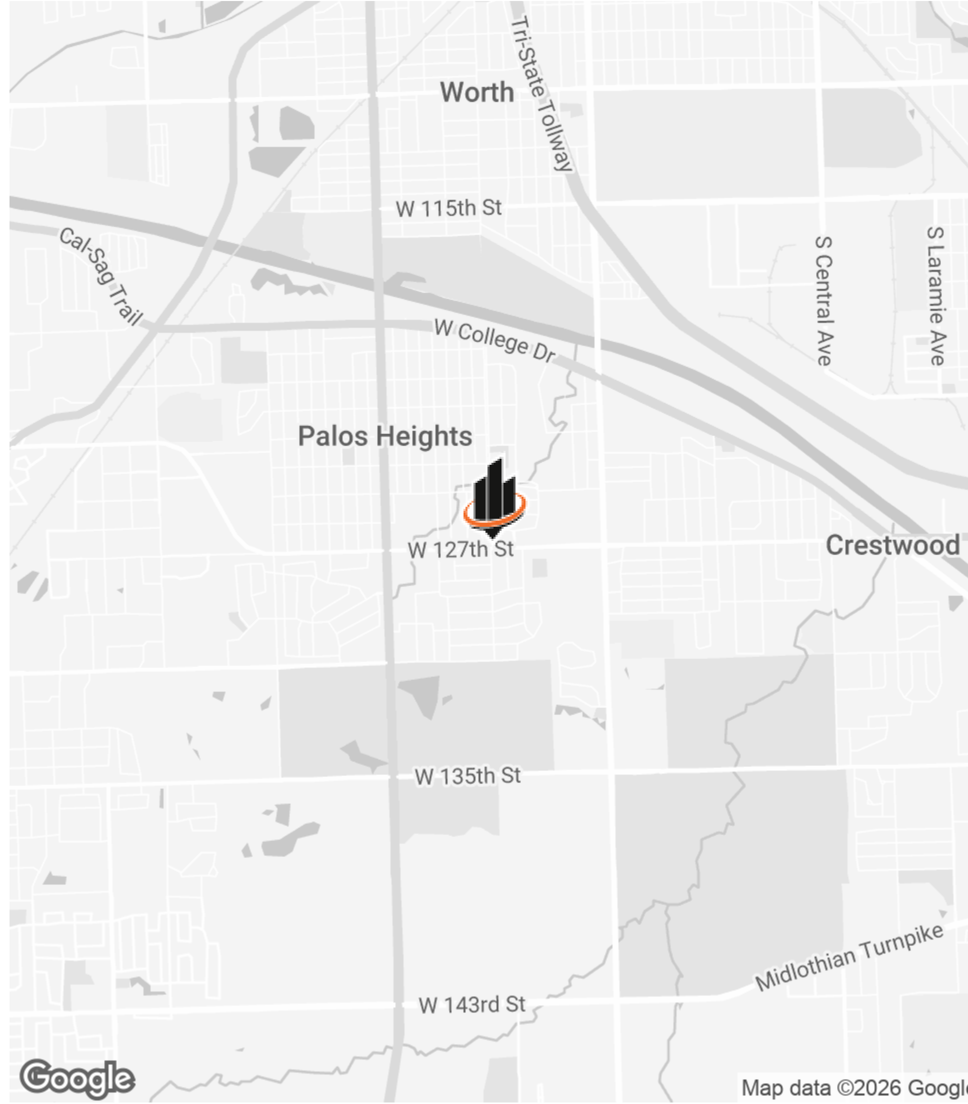
LOCATION MAPS





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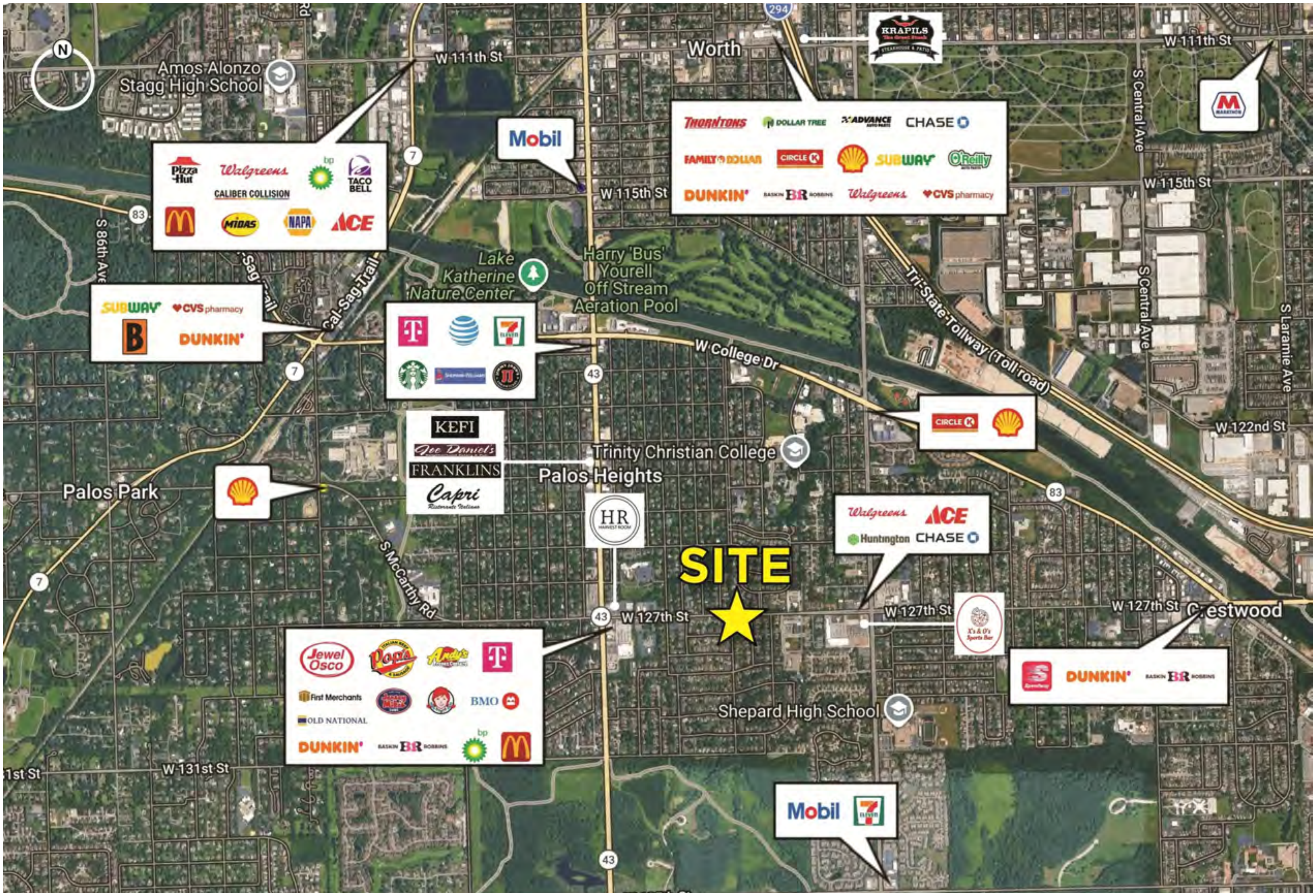

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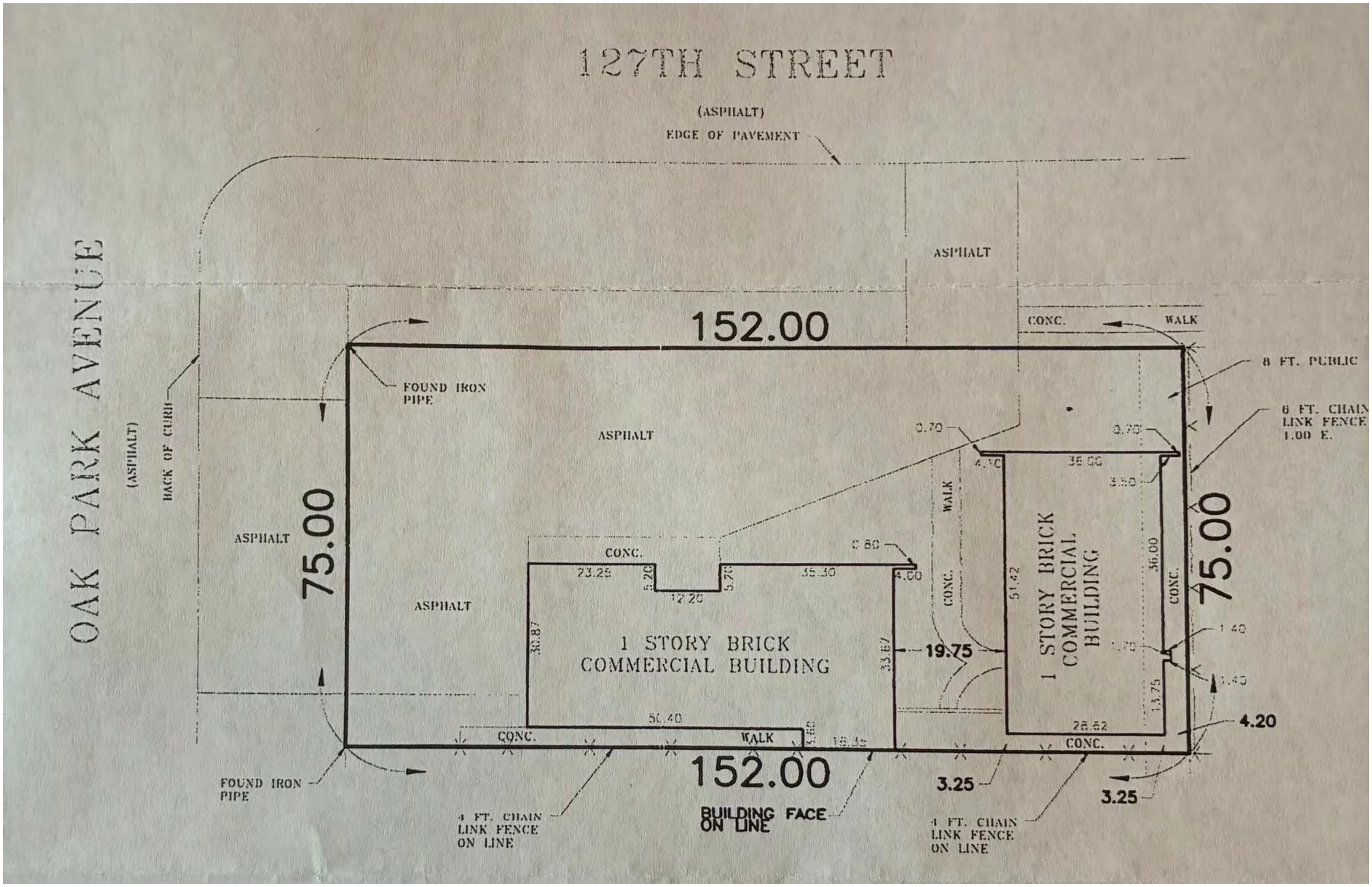
PLAT OF SURVEY



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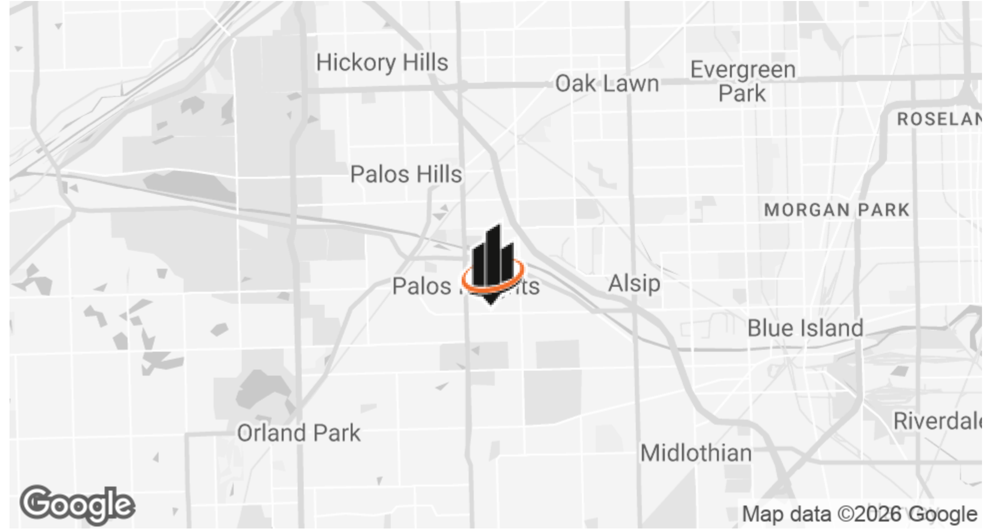
LOCATION DESCRIPTION



LOCATION OVERVIEW

Palos Heights, IL, is the perfect location for your next medical or office investment. Nestled in a picturesque suburban setting, the property offers a peaceful ambiance and a strong sense of community, complemented by easy access to Chicago's bustling commercial hub. Within the area, you'll find notable attractions such as Lake Katherine Nature Center & Botanic Gardens and the area's abundant golf courses and pickleball courts, providing a balance of natural beauty and recreational opportunities. With a growing population and a flourishing business landscape, Palos Heights offers a promising environment for your medical or office investment to thrive. Experience the unique allure of this dynamic locale and envision the possibilities for your future medical or office space in this thriving market.

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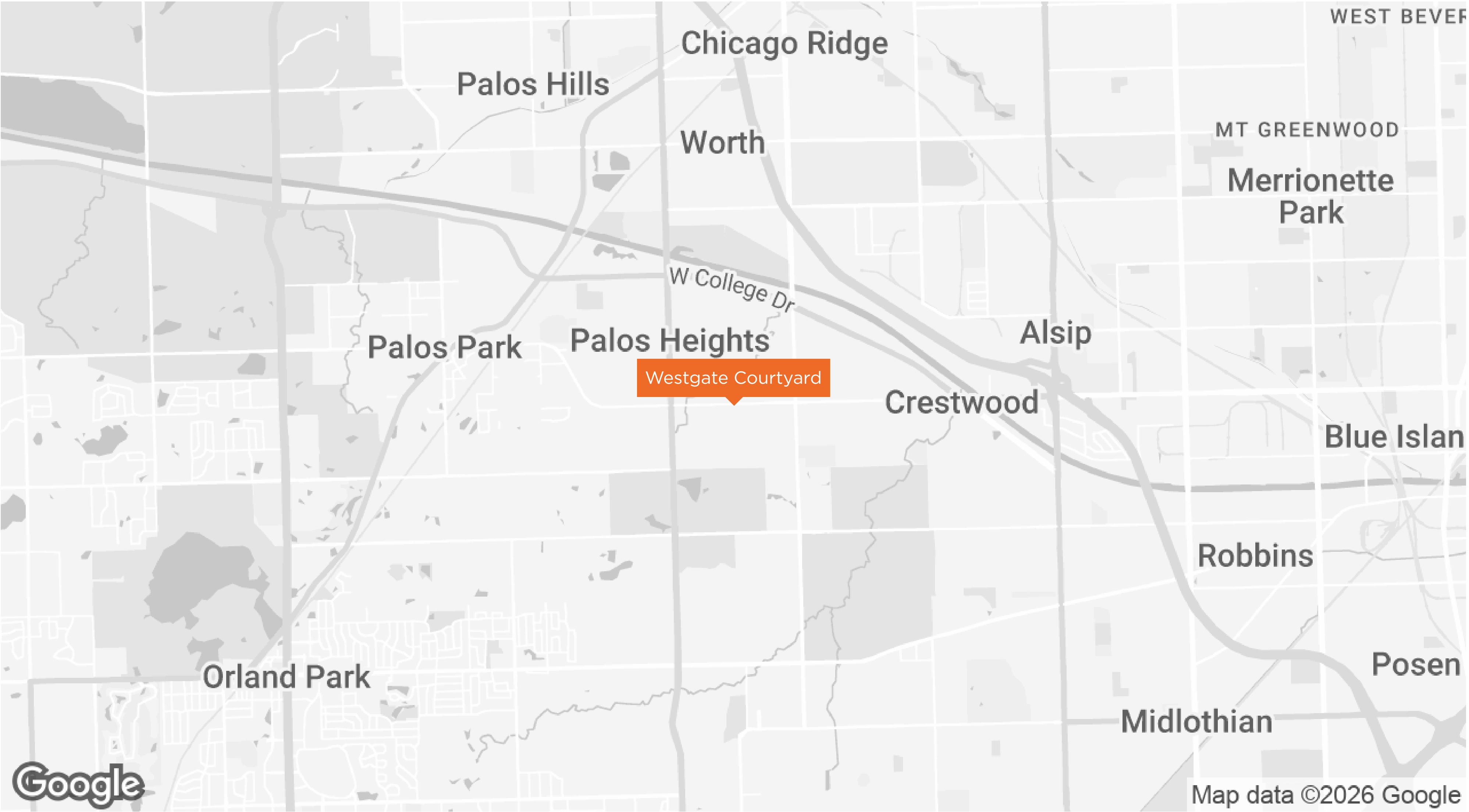
REGIONAL MAP



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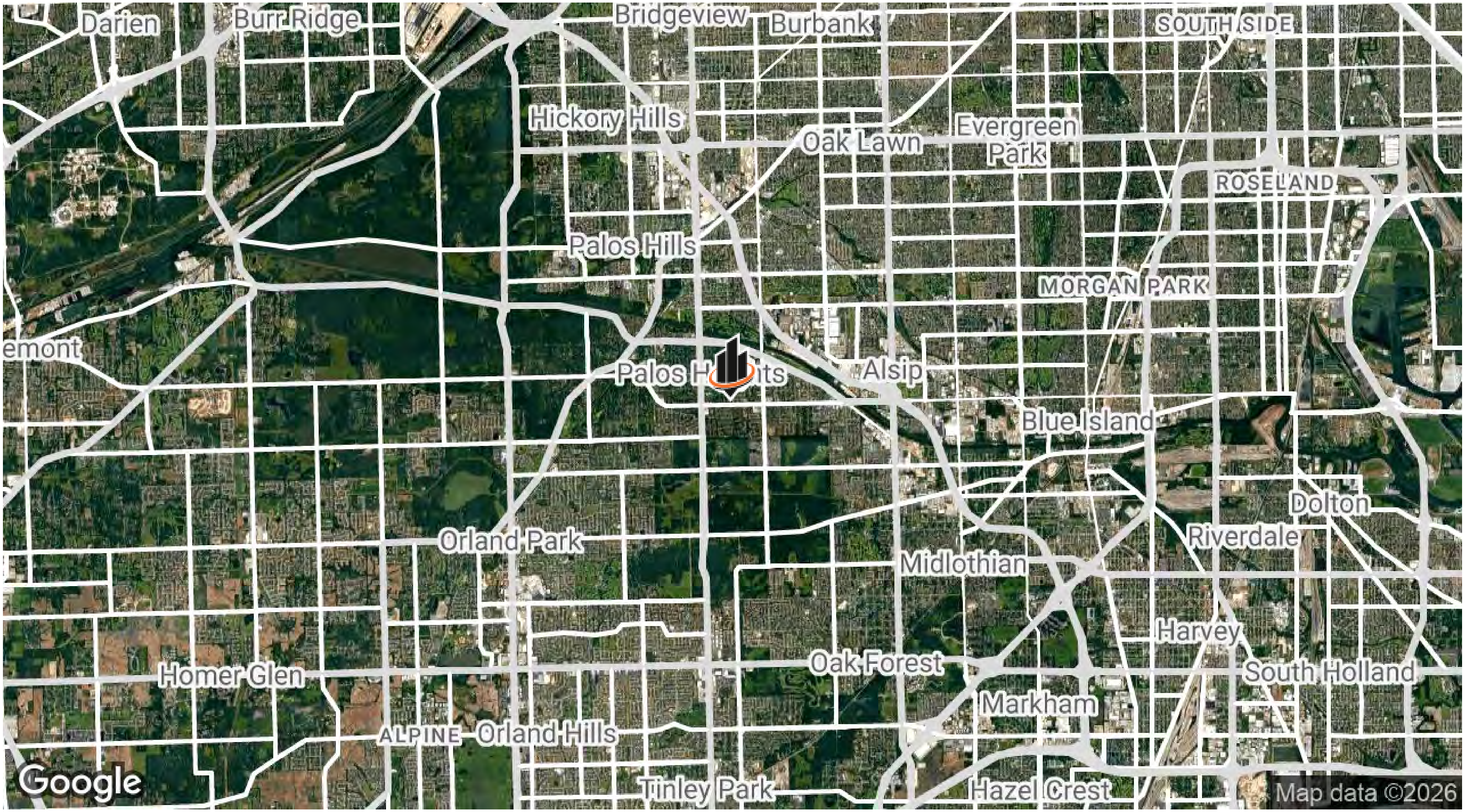
AERIAL MAP



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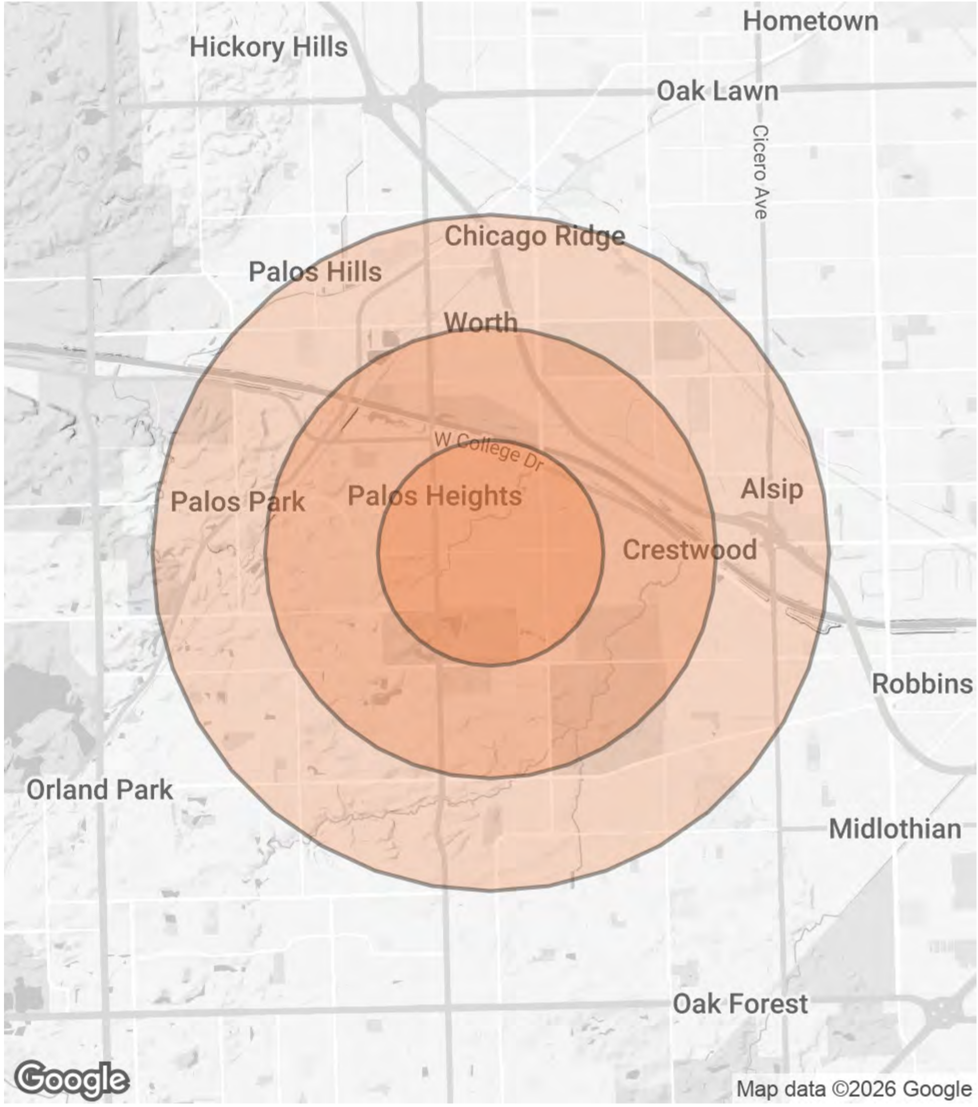
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,254	26,529	71,858
AVERAGE AGE	44.8	45.8	44.8
AVERAGE AGE (MALE)	42.0	43.7	43.2
AVERAGE AGE (FEMALE)	49.1	51.0	48.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,053	10,505	29,615
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	$146,401	$120,215	$107,204
AVERAGE HOUSE VALUE	$361,356	$312,773	$286,344



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INCOME & EXPENSES

INCOME SUMMARY	6745 W. 127TH STREET; PALOS HEIGHTS, IL.
GROSS INCOME	**$0**

EXPENSES SUMMARY	6745 W. 127TH STREET; PALOS HEIGHTS, IL.
REAL ESTATE TAXES 2024	$11,447
ELECTRIC (COMM ED)	$2,711
GAS (NICOR)	$1,390
REFUSE (HOMEWOOD DISPOSAL)	$1,033
WATER	$1,306
INSURANCE (BUSINESS OWNERS)	$2,570
OPERATING EXPENSES	**$20,457**

NET OPERATING INCOME	**($20,457)**

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