

**Retail/Stores**

Status: **NEW**  
Area: **5**  
Address: **1127 S Arlington Heights Rd , Arlington Heights, IL 60005**  
Directions: **Arlington Heights North of Golf Rd.**  
Sold by:  
Closed Date:  
Off Mkt Date:  
Township: **Elk Grove**  
Zoning Type: **Commercial**  
Actual Zoning: **B3**  
Subtype: **Shopping Center**  
Lot Dimensions: **200x150**  
Apx. Tot. Bldg SF:  
Land Sq Ft:  
Net Rentable Area:

MLS #: **12739221**List Date: **08/21/2026**List Dt Rec: **08/21/2026**Mkt. Time (Lst./Tot.): **1/1**

Contract:

Concessions:

Unincorporated: **No**

Subdivision:

Year Built: **1980**

Relist:

List Price Per SF: **\$0**Sold Price Per SF: **\$0**

Lot Size Source:

# Stories: **8**

Gross Rentbl. Area:

# Tenants:

Estimated Cam/SF: **\$2**

List Price:

Orig List Price:

Sold Price:

Rented Price:

Lease Price SF/Y: **\$19**

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

County: **Cook**

PIN #:

Multiple PINs:

Min Rentbl. SF: **1520**Max Rentbl. SF: **1520**# Units: **8**Unit SF: **1520**Lease Type: **Net**Est Tax per SF/Y: **\$9**Remarks: **Medical or Dentist Move right in**Frontage Acc: **City Street, Public Road, Signal Intersection, State Road**Current Use: **Medical/Dental**

Known Encumbrances:

Location: **High Traffic Area**# Drive in Doors: **0**# Trailer Docks: **0**Ceiling Height: **10**Gas Supplier: **Nicor Gas**Electric Supplier: **Commonwealth Edison**Construction: **Brick**Exterior: **Brick**Foundation: **Concrete**Roof Structure: **Flat**

Roof Coverings:

Docks:

# Parking Spaces: **38**

Indoor Parking:

Outdoor Parking: **31-50 Spaces**

Parking Ratio:

Extra Storage Space Available: **No**

Misc. Inside:

Floor Finish:

Air Conditioning: **Central Air**Electricity: **Circuit Breakers, 101-200 Amps**Heat/Ventilation: **Forced Air, Gas**Fire Protection: **Alarm Monitored**Water Drainage: **Storm Sewers**Utilities To Site: **Electric to Site, Gas Nearby, Gas to Site, Sanitary Sewer to Site**Tenant Pays: **Air Conditioning, Electric, Heat**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info:

Sale Terms:

Possession:

**Financial Information**

Gross Rental Income:

Annual Net Operating Income:

Real Estate Taxes: **\$0**Tax Year: **2023**Special Assessments: **No**Fuel Expense (\$/src): **/**Trash Expense (\$/src): **/**Individual Spaces (Y/N): **Yes**

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses:

Expense Source:

Frequency: **Not Applicable**Electricity Expense (\$/src): **/**Insurance Expense (\$/src): **/**Total Building (Y/N): **Yes**

Total Income/Annual:

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): **/**Other Expense (\$/src): **/**

Lease Terms:

Total Lease Amount:

Operating Expense Includes:

Broker Private Remarks: **Currently is being use as a out patience medical Center Dentists are welcome**Does seller agree to display on VOW?: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Lease**Does seller agree to display online / Comments on IDX? : **Yes / Yes**Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Address on Internet: **Yes**Broker Owned/Interest: **Yes**

Lock Box:

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **08/31/2027**Information: **24-Hr Notice Required**Showing Inst: **Call listing broker**Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**

CoList Broker:

More Agent Contact Info: **847-640-6800**

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12739221

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|                                                           |     |     |          |      |
|-----------------------------------------------------------|-----|-----|----------|------|
| 1127 S Arlington Heights Rd , Arlington Heights, IL 60005 | LP: | SP: | RP: \$19 | RNP: |
|-----------------------------------------------------------|-----|-----|----------|------|



**PROPERTY INFORMATION**

Type: [Retail/Stores](#) Status: **NEW**

MLS #: [12739221](#) Area: **5**

# Parking Spaces: **38** Land Sq Ft:

Zoning: [Commercial / S](#) Approx Bus Sq Ft:

Gross Annual Sales: Adjusted Net Income:

# Stories:**8**

Approx Total Bldg Sq Ft:

Lot Dimensions: [200x150](#)

Total Annual Income:

Total Annual Expenses:

Net Operating Income:

Directions: [Arlington Heights North of Golf Rd.](#)



Medical or Dentist Move right in

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