

1765 Busse Hwy • Des Plaines, IL 60016

For Sale: \$1,275,000

A prime commercial real estate opportunity awaits at 1765 Busse Highway in Des Plaines, Illinois. This meticulously maintained property offers unparalleled potential for investors and businesses seeking a strategic foothold in a thriving suburban market.



Prime Location

Strategically positioned in Des Plaines with excellent visibility and accessibility. This highly desirable area benefits from strong local demographics and proximity to major transportation arteries, including I-90 and O'Hare International Airport, ensuring convenient access for clients and employees alike. Its prominent frontage on Busse Highway guarantees high traffic exposure.



Investment Opportunity

Attractive commercial property with strong potential for sustainable returns. With Des Plaines' robust economic growth and a steady demand for commercial spaces, this property presents a compelling proposition for long-term appreciation and consistent rental income. It's an ideal asset for a diversified portfolio, offering stability and growth potential.



Commercial Property

Well-maintained facility ready for your business venture or development plans. This versatile property boasts flexible zoning, allowing for a wide range of commercial uses. Its solid construction and ample parking make it suitable for various operations, from retail and office space to light industrial or service-oriented businesses, providing immediate operational readiness.



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📍 350 N Milwaukee Ave, Libertyville, IL 60048

Each Office Is Independently Owned and Operated

Broker Associate | KW Commercial – Julia Alexander Group



Uncover the charm of a two-story Industrial gem that's simply too special to miss.



Why This Property Stands Out

Owner/User Opportunity

Ideal for an owner/user, with room for immediate occupancy or investment. You can add value or lease gradually to maximize returns. It's configured to support various business models.

Rare M1 Zoning

Highly sought-after **M1 industrial zoning**, rare in Des Plaines. This flexible zoning allows for manufacturing, warehousing, distribution, and various commercial uses, offering maximum versatility for your business or development plans.

Motivated Seller

The seller is motivated for a quick transaction. The property is priced to sell fast, offering a great chance to acquire a valuable asset below market rate. The owner is open to reasonable offers and flexible terms.

Equipment Included

Valuable operational equipment, including a professional-grade paint booth and automotive lift, may be included. This turnkey equipment allows for immediate business operations without high setup costs.

Secure Access

Features a secure drive-in opportunity for first and second floors with controlled access—a rare amenity at this price point. This secure outdoor space offers additional storage, parking, or potential for outdoor operations while ensuring privacy.

Versatile Use

Perfect for small cannabis cultivation, processing, or dispensary operations (subject to local approval). Its layout, security, and zoning make it ideal for this growing industry with minimal modifications needed.

Turnkey Ready

Previously a successful auto body repair business, the property is ready for similar operations. All necessary infrastructure, ventilation, power, and workspace are in place for immediate business continuation or quick conversion to related automotive services.



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Property Specifications



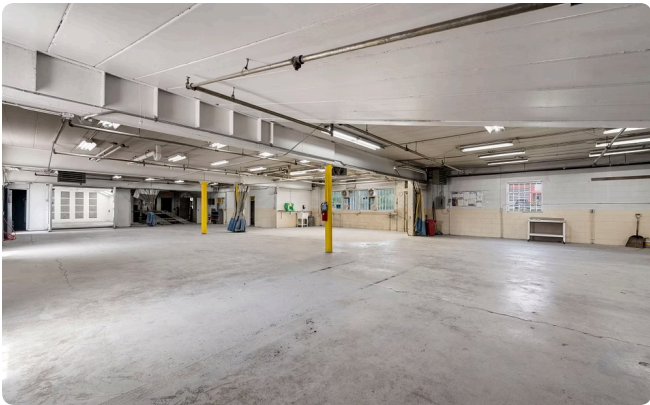
Spacious Two-Story Building

Features a convenient ramp to the second story, enhancing accessibility and functionality for diverse operations.



Dedicated Front Office and Waiting Area

Climate-controlled for comfort, providing a professional and welcoming space for clients and staff.



Expansive First Floor Open Space

Offers versatile layout possibilities for various business needs, from manufacturing to warehousing.



One of two DID

| | |
|-----------------|--|
| Building Size: | ~12,310 SF |
| Lot Size: | 50 × 150 ft (7,492 SF) |
| Office Area: | ~1,000 SF |
| Year Built: | 1958; 2 stories; concrete block construction |
| Ceiling Height: | 14'–16' |
| Drive-in Doors: | 2 × (10' W × 12' H) |
| Parking: | Secure fenced yard + 4 exterior spots |

Location & Access



Unmatched Visibility

Benefit from exceptional prominence and high traffic exposure directly on Busse Highway, ensuring maximum visibility for your business.



Central Convenience

Located just 0.5 miles from Dempster Street and 2.5 miles east of Des Plaines, offering seamless local connectivity and easy access to key areas.



Premier Highway & Airport Access

Enjoy direct and convenient access to major interstate highways I-294 and I-90, along with immediate proximity to O'Hare International Airport, facilitating efficient regional and national reach.



Strategic Business Hub

Ideally positioned for logistics, skilled trades, creative enterprises, and diverse commercial ventures, this location provides a strategic advantage for operational efficiency and growth.



Utilities & Infrastructure



Water & Drainage

Reliable municipal water and drainage systems are fully connected, ensuring consistent service.



Power & Gas

Robust electrical service (220 amp, ComEd) and natural gas (Nicor) are readily available to support diverse operational demands.



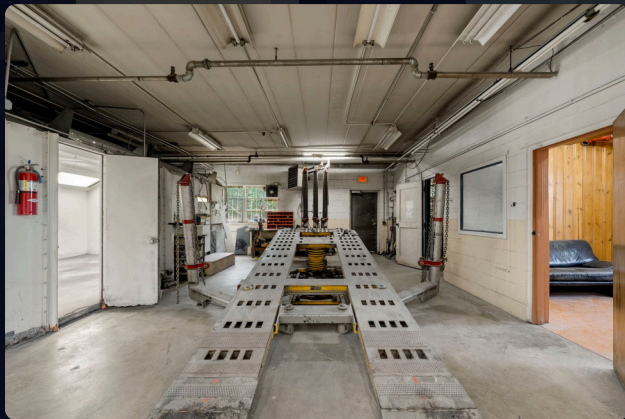
Direct Drive-in Access to Second Level

A dedicated drive-in door with an internal ramp provides convenient vehicle access to the upper floor, maximizing operational efficiency and versatility.



Property Boundaries

The adjacent lot is not included in this property's offering, ensuring clear ownership delineation.



PRIME INVESTMENT: Fully-Equipped Auto Bay with Built-in Lift System, Office Space, and Endless Business Potential!



Turnkey Auto Facility: Spacious 5,000+ sq ft Shop with High Ceilings and Built-in Office - Ready for Your Business Vision!



Fully-Equipped Auto Repair Facility with Professional Lift System - Ready for Immediate Income Generation



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Financial Snapshot

List Price

\$1,275,000

Competitively priced below market value for quick sale

2023 Real Estate Taxes

\$22,137

Tax rate: approximately \$1.80 per square foot

Operating Expense Basis

2024 estimate

Includes utilities, maintenance, insurance, and property management

Price Per Square Foot

\$103.57

Significantly below replacement cost in Des Plaines market

Estimated Cap Rate

7.5% - 8.2%

Based on comparable property performance in the area

Financing

Conventional financing available

Owner may consider partial seller financing for qualified buyers

Pro forma available upon request for investors

Detailed financial analysis includes potential ROI scenarios, cash flow projections, and market comparisons. Current owner will provide complete operational cost history and maintenance records to serious buyers. Property offers excellent value-add potential through strategic improvements or repositioning in the market.

Preliminary financial due diligence materials can be provided after signing an NDA. Seller is motivated and prepared to close quickly with qualified buyers.

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Investment Opportunity



Premier Automotive Facility

Equipped with a premium paint booth and optimal lighting system, the property offers a turnkey solution for immediate operational readiness and significant earning potential.



Expansive Commercial Space

This high-ceiling workshop provides versatile layout possibilities, ideal for automotive services, distribution, or light manufacturing operations.



Potential Railway Access

This location presents a strategic development opportunity within a high-traffic area, enhanced by possible railway proximity.

Strategic Business Readiness

This property at 1765 Busse Hwy represents a significant opportunity in the Des Plaines market, offering flexible M1 zoning and a turnkey condition.

Whether for an owner/user scenario or an investment property with value-add potential, this former auto body shop provides the necessary space, strategic location, and robust infrastructure to support diverse business models.

Contact Anna Linscheid today to schedule a viewing or request additional financial information.



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