



<b>Retail/Stores</b>	MLS #: <b>12214375</b>	List Price:
Status: <b>ACTV</b>	List Date: <b>11/20/2024</b>	Orig List Price:
Area: <b>5</b>	List Dt Rec: <b>11/20/2024</b>	Sold Price:
Address: <b>500-550 W Northwest Hwy Unit 544, Arlington Heights, IL 60004</b>	Directions: <b>NORTHWEST HIGHWAY WEST OF ARLINGTON HEIGHTS ROAD</b>	
Sold by:	Mkt. Time (Lst./Tot.): <b>380/380</b>	Rented Price:
Closed Date:	Contract:	Lease Price SF/Y: <b>\$12</b>
Off Mkt Date:	Concessions:	Mthly. Rnt. Price: <b>\$2,800</b>
Township: <b>Wheeling</b>	Unincorporated: <b>No</b>	CTGF:
Zoning Type: <b>Commercial</b>	Subdivision:	County: <b>Cook</b>
Actual Zoning: <b>B2</b>	Year Built: <b>2018</b>	PIN #:
Subtype: <b>Shopping Center</b>	Relist:	Multiple PINs:
Lot Dimensions: <b>281X116</b>	List Price Per SF: <b>\$0</b>	Min Rentbl. SF: <b>2800</b>
Apx. Tot. Bldg SF:	Sold Price Per SF: <b>\$0</b>	Max Rentbl. SF: <b>2800</b>
Land Sq Ft:	Lot Size Source:	
	# Stories: <b>1</b>	# Units: <b>10</b>
Net Rentable Area:	Gross Rentbl. Area:	Unit SF: <b>1500</b> (Leasable Area
		Units: <b>Square Feet</b>
Mobility Score: -	Estimated Cam/Sf: <b>\$1.25</b>	Lease Type: <b>Net</b>
		Est Tax per SF/Y: <b>\$6.75</b>

Remarks: **NEAR DOWNTOWN ARLINGTON HEIGHTS TRAIN STATION! TOTALLY NEW BRICK FACADE WITH NEW 10 FOOT WINDOWS AND DOORS. INTERIOR REMODELED TWO NEW ADA BATHROOMS, NEW CEILING TILES, LED FIXTURES, FREESTANDING SIGN, NEW ASPHALT PARKING LOT. PRIME UNIT LOCATION.**

Frontage Acc: <b>City Street</b>	Construction: <b>Brick</b>	Ac Conditioning: <b>Central Air</b>
Current Use: <b>Commercial</b>	Exterior: <b>Brick</b>	Electricity: <b>Circuit Breakers</b>
Known Encumbrances: <b>None Known</b>	Foundation: <b>Concrete</b>	Heat/Ventilation: <b>Forced Air, Gas</b>
Location: <b>Public Transport Available</b>	Roof Structure: <b>Flat</b>	Fire Protection: <b>Fire Extinguisher/s, Hydrants On Site</b>
# Drive in Doors: <b>0</b>	Roof Coverings: <b>Membrane</b>	Water Drainage: <b>Drain Tiles</b>
# Trailer Docks: <b>0</b>	Docks: <b>None</b>	Utilities To Site: <b>Electric to Site, Gas to Site</b>
Ceiling Height: <b>10</b>	# Parking Spaces: <b>65</b>	Tenant Pays: <b>Air Conditioning, Electric, Heat</b>
	Indoor Parking:	HERS Index Score:
	Outdoor Parking: <b>51-100 Spaces</b>	Green Disc:
	Parking Ratio: <b>4.5</b>	Green Rating Source:
	Extra Storage Space Available: <b>No</b>	Green Feats:
	Misc. Inside:	Backup Info:
	Floor Finish:	Sale Terms:
		Possession:

#### Financial Information

Gross Rental Income:	Individual Spaces (Y/N): <b>Yes</b>	Total Building (Y/N): <b>No</b>
Annual Net Operating Income: <b>\$0</b>	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: <b>\$0</b>	Net Operating Income Year:	Cap Rate:
Tax Year: <b>2023</b>	Total Annual Expenses:	Expense Year:
Special Assessments: <b>No</b>	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: <b>Not Applicable</b>	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:	Insurance Expense (\$/src): /	

#### Broker Private Remarks:

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>No</b>	Broker Owned/Interest: <b>Yes</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>No</b>	Lock Box:
Listing Type: <b>Exclusive Right to Lease</b>	Address on Internet: <b>Yes</b>	
Display of Listing on IDX?: -		
Information: <b>Short Notice OK</b>	Call for Rent Roll Info:	Expiration Date: <b>11/20/2026</b>
Showing Inst: <b>CALL LIST AGENT</b>	Cont. to Show?:	
Broker: <b>USA Real Estate Ltd. (25528) / (847) 640-6800</b>		
List Broker: <b>Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com</b>		
CoList Broker:		More Agent Contact Info:

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

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 02:50 PM

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