

**Retail/Stores**Status: **ACTV**Area: **67**Address: **293 N Northwest Hwy Unit 293, Palatine, IL 60067**Directions: **NORTHWEST HWY NORTH OF PALATINE RD APPROX 1/2 MILE ON EAST SIDE OF ST VILLAGE GREEN CENTER.**Sold by:
Closed Date:
Off Mkt Date:
Township:Mkt. Time (Lst./Tot.): **891/891**
Contract:
Concessions:
Unincorporated: **No**
Subdivision:List Price:
Orig List Price:
Sold Price:
Rented Price:
Lease Price SF/Y: **\$20.50**
Mthly. Rnt. Price: **\$2,500**
CTGF:
County: **Cook**Zoning Type: **Commercial**
Actual Zoning: **B2**Year Built: **1980**PIN #:
Multiple PINs:Subtype: **Shopping Center**List Price Per SF: **\$0**
Sold Price Per SF: **\$0**Min Rentbl. SF: **1500**
Max Rentbl. SF: **1500**Lot Dimensions:
Apx. Tot. Bldg SF:
Land Sq Ft:Lot Size Source:
Stories: **10**
Gross Rentbl. Area:# Units:
Unit SF: **1500** (Leasable Area
Units: **Square Feet**)

Net Rentable Area:

Tenants:
Estimated Cam/Sf: **\$0**Lease Type: **Modified Gross**
Est Tax per SF/Y: **\$0**Mobility Score: - ☐

Remarks: **1500 SQ FT RETAIL FOR LEASE (FORMALLY STATE FARM OFFICE). HIGH TRAFFIC ON NORTHWEST HWY NEXT TO WENDYS AND TACO BELL. SEVERAL ANCHOR TENANTS OCCUPIES THIS SHOPPING CENTER ON NORTHWEST HIGHWAY. ILLUMINATED SIGN AND AMPLE PARKING. 14FT CELINGS. TOTAL MONTHLY RENT \$2,500 INCLUDES BASE RENT, CAM, AND REAL ESTATE TAXES.**

Frontage Acc:
Current Use:
Known Encumbrances:
Location:
Drive in Doors: **1**
Trailer Docks: **1**
Ceiling Height: **10**Construction: **Brick**
Exterior:
Foundation: **Block**
Roof Structure:
Roof Coverings: **Rubber**
Docks: **Exterior**
Parking Spaces: **80**
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Extra Storage Space Available:
Misc. Inside:
Floor Finish:Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air**
Fire Protection: **None**
Water Drainage:
Utilities To Site:
Tenant Pays: **Other**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession:**Financial Information**Gross Rental Income: **\$0**
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$0**
Tax Year: **2023**
Special Assessments: **No**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**
Operating Expense Includes:Individual Spaces (Y/N):
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses: **\$0**
Expense Source:
Frequency: **Not Applicable**
Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**Total Building (Y/N):
Total Income/Annual: **\$0**
Cap Rate:
Expense Year:
Loss Factor:
Water Expense (\$/src): **/**
Other Expense (\$/src): **/**Broker Private Remarks: **TOTAL MONTHLY RENT \$2,594 INCLUDES BASE RENT, CAM, AND REAL ESTATE TAXES.**Internet Listing: **Yes**
VOW AVM: **Yes**
Listing Type: **Exclusive Right to Lease**
Display of Listing on IDX?: -Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Address on Internet: **Yes**Broker Owned/Interest: **Yes**
Lock Box:Call for Rent Roll Info:
Cont. to Show?:Expiration Date: **06/30/2026**Information: **Show-Call List Office**
Showing Inst: **CALL LISTING BROKERS**
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:

Copyright 2025 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11818879

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 03:20 PM