



<b>Retail/Stores</b>	MLS #: <b>12214382</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 500, 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>\$16</b>
Off Mkt Date:	Concessions:	Mthly. Rnt. Price: <b>\$2,000</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>1500</b>
Apx. Tot. Bldg SF:	Sold Price Per SF: <b>\$0</b>	Max Rentbl. SF: <b>1500</b>
Land Sq Ft:	Lot Size Source:	
	# Stories: <b>1</b>	# Units: <b>10</b>
	Gross Rentbl. Area:	Unit SF: <b>1500</b> (Leasable Area
Net Rentable Area:	# Tenants:	Units: <b>Square Feet</b>
	Estimated Cam/Sf: <b>\$1.25</b>	Lease Type: <b>Net</b>
Mobility Score: -		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. CORNER UNIT LOCATION. PREVIOUSLY REAL ESTATE OFFICE & LAW FIRM. THREE CONFERENCE ROOMS AVAILABLE. INCLUDES ALL BUILT OUTS. FINANCIAL OFFICE READY.**

Frontage Acc: <b>City Street</b>	Construction: <b>Brick</b>	Air 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:

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

Operating Expense Includes:

Broker Private Remarks:

Internet Listing: **Yes**  
VOW AVM: **Yes**  
Listing Type: **Exclusive Right to Lease**

Remarks on Internet?: **Yes**  
VOW Comments/Reviews: **Yes**  
Address on Internet: **Yes**

Broker Owned/Interest: **Yes**  
Lock Box:

Display of Listing on IDX?: -

Call for Rent Roll Info:  
Cont. to Show?:

Expiration Date: **11/20/2026**

Information: **Short Notice OK**  
Showing Inst: **SHOWING ASSIST**

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: **Joe Zivoli, CCIM (81665) / (847) 640-6800**

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.

MLS #: 12214382

Prepared By: Joe Zivoli, CCIM | USA Real Estate Ltd. | 12/04/2025 02:56 PM