



BAIRD & WARNER

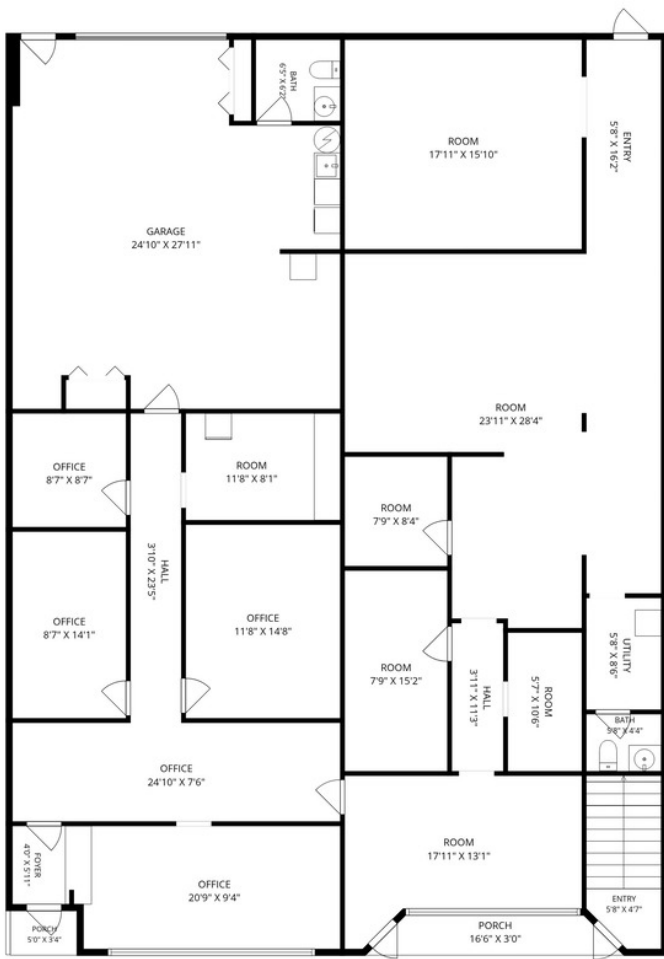
COMMERCIAL

1815-25 E Oakton Street, Des Plaines

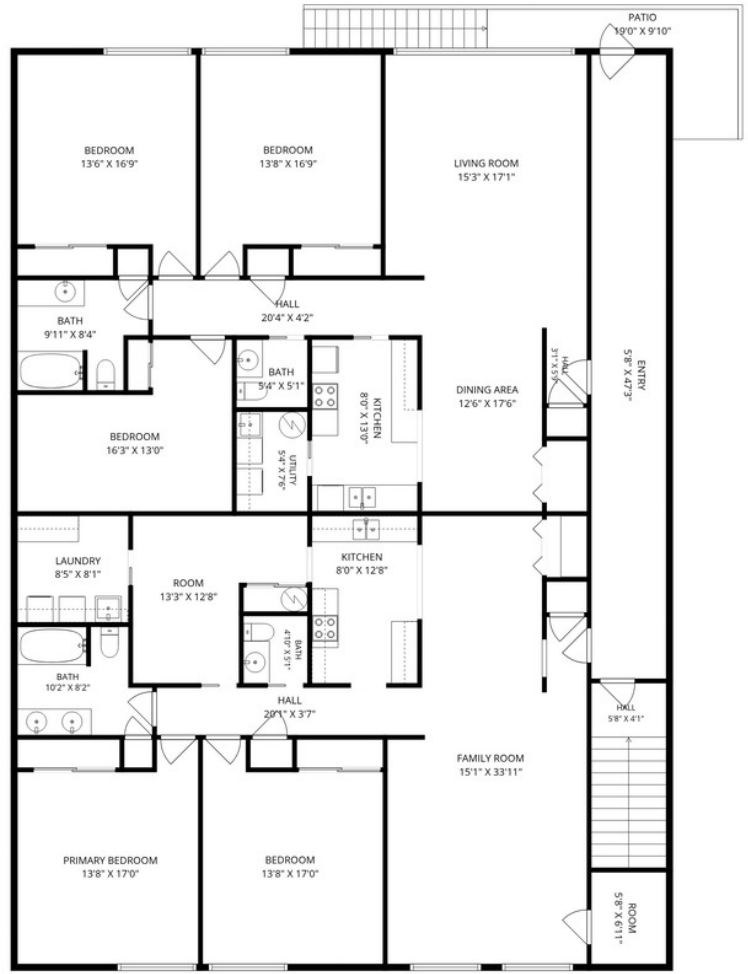
C-3 ZONING | 6,200+ SQUARE FEET

Rare mixed-use owner-user and investment opportunity along highly visible E. Oakton Street in Des Plaines. Offering approximately 6,274 square feet of measured commercial and residential space, this brick property combines a versatile first-floor commercial configuration with two residential apartments above. The first floor is currently occupied by an established HVAC business and features reception and office areas, work and storage space, two bathrooms, an attached garage with overhead door access, and 10 outdoor parking spaces. The second floor consists of two residential apartments, each with its own electric heat, through-wall A/C, water heater and laundry. One apartment is currently occupied and the second is vacant, creating an immediate value-add opportunity for a new owner. Additional features include six separate electric meters, 200-amp electrical service, excellent Oakton Street visibility, and convenient access to I-90, I-294 and O'Hare International Airport. C-3 zoning provides additional flexibility for prospective owner-users and investors, subject to City approval and buyer verification of intended use. An excellent opportunity for an owner-user seeking supplemental rental income or an investor looking to reposition and maximize the property's income potential.





1ST FLOOR



2ND FLOOR

Total: 6274 sq. ft
 1st Floor: 2779 sq. Ft, 2nd Floor: 3495 sq. ft
 Excluded Areas: Garage: 648 sq. Ft, Porch: 67 sq. Ft, Patio: 131 sq. ft

All Dimensions Are Approximate. This Plan Is For Marketing Purposes Only.

\$850,000.00
 LISTED

\$7,489.15
 2024 TAXES

6,200+
 SQUARE FEET



Miguel Ruiz
Commercial Real Estate Broker

Cell: 847.528.7090
Email: miguel.ruiz@bairdwarner.com
Website: miguelruiz.bairdwarner.com



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