

**Mixed Use**

Status: **NEW** MLS #: **12705101** List Price: **\$850,000**
Area: **16** List Date: **08/06/2026** Orig List Price: **\$850,000**
List Dt Rec: **08/06/2026** Sold Price:
Address: **1815-25 E Oakton St , Des Plaines, IL 60018**
Directions: **S River Rd. (north) to E Oakton St. (west), between Maple St. & Locust St.**
Sold by: Mkt. Time (Lst./Tot.): **2/2** Rented Price:
Closed Date: Contract: Lease Price SF/Y:
Off Mkt Date: Concessions: Mthly. Rnt. Price:
Township: Unincorporated: Ann. Passthru. \$/SF:
Year Built: **1973** Built Before 78: **Yes** # of Stories: **2**
Zoning Type: **Commercial** PIN #: **09281040060000** Multiple PINs: **No**
Actual Zoning: **C3** County: **Cook** Owners Assoc:
Relist: Lease Type:
Subtype: **Apts/Ofc** Lease Terms -
Lot Dimensions: **25x125** Mixed Use:
Land Sq Ft: **3125** Apx. Total SF: **7070** Estimated Cam/Sf:
List Price Per SF: **\$120.23** Sold Price Per SF: **\$0** Est Tax per SF/Y:
Financing:

Remarks: **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.**

Total # Units: 4	Total # Tenants:	Total # Apartments: 2	Total # Offices: 1	Total # Stores: 1
# Dishwashers: 1	# Washers:	# Dryers:	W/D Leased?:	# Ranges: 2
# Disposals:	# Fireplaces:	# Refrigerators: 2	# Window AC:	
Office SqFt: 2779	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt: 3495

Approx Age: Older	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access:	Docks/Delivery:	Tenant Pays:
Current Use:	Misc. Outside: Balcony/ies	Equipment: CO Detectors
Potential Use:	# Parking Spaces: 10	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking: 6-12 Spaces	Green Rating Source:
Known Encumbrances:	Parking Ratio:	Green Feats:
Location:	Misc. Inside: Common Lunchroom/s, Storage	Backup Info:
Geographic Locale: Northwest Suburban	Inside:	Sale Terms: Conventional
Construction: Brick	Floor Finish:	Possession: Closing
Exterior: Brick	Air Conditioning: Window Unit/s	Electric Supplier: Commonwealth Edison
Foundation:	Electricity: 101-200 Amps	
	Heat/Ventilation: Electric	
	Fire Protection: Smoke or Fire Protectors, Carbon Monoxide Detector(s)	

Gross Rental Income: \$5,500	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 12	Net Operating Income Year:	Electricity Expense (\$/src): \$1,300/
Total Annual Expenses:	Total Annual Income: \$66,000	Water Expense (\$/src): \$350/
Annual Net Operating Income:	Tax Year: 2024	Scavenger Expense (\$/src): \$325/
Total Monthly Income: \$5,500	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes: \$7,489.15	Cap Rate:	Other Expense (\$/src): \$0/

Broker Private Remarks: **Approximate building SF and lot dimensions are not guaranteed. Buyer/Buyer's Broker to verify all square footage, lot dimensions, zoning, permitted uses, and all property information during due diligence. Earnest Money should be submitted electronically by going to <https://earnestly.payload.co/baird-and-warner/buyers>.**

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	
Does seller agree to display online / Comments on IDX? : Yes / No		
Information: List Broker Must Accompany	Call for Rent Roll Info:	Expiration Date: 01/07/2027
Showing Inst: 48-hour notice required. Listing Agent must accompany all showings. Before or after business hours preferred; showings during business hours permitted with Seller approval. Thank you!	Cont. to Show?:	
Broker: Baird & Warner (8002) / (847) 392-1855		
List Broker: Miguel Ruiz (264475) / (847) 528-7090 / Miguel.Ruiz@bairdwarner.com		
CoList Broker:		More Agent Contact Info: 847-528-7090

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

MLS #: 12705101 Prepared By: Brittany Thomas | Baird & Warner | 08/07/2026 10:06 AM