

FOR SALE : 12,264 MULTI-TENANT RETAIL/OFFICE BUILDING



135 PARK AVE, BARRINGTON IL

\$1,375,000 (\$112.12 PSF)



12,264 SF Multi-Tenant Retail & Office Building For Sale

-Current Occupancy: 80%

-Existing NOI: \$88,675

-Opportunity for user to occupy space

-Located in the Heart of Downtown Barrington!

135 PARK AVE BARRINGTON, IL 60010

Scan the QR Code or click here for a 3-D Virtual Tour of the space!

Prepared by:



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LEASING

SALES

TENANT ADVISORY

MANAGEMENT

■ PROPERTY HIGHLIGHTS

- 12,264 SF Multi Tenant Mixed Use Office/Retail Building for Sale
- Recent renovations Include: New paint, lighting & flooring in the Common Areas & extensive refresh of many tenant suites (2025)
- Retail or office Space available ranging from 141- 1,397 SF
- Located in the heart of Downtown Barrington at Park Ave & Main Street. 1/2 block East of Route 59 (Hough St.)
- Barrington Metra Train Station located steps away from property
- Abundant Parking - Municipal Lots, On Street Parking & Underground Spaces
- Close Proximity to shopping and Restaurants
- New Chicago Bears Stadium or other development 2 train stops away!
- Existing leases in place providing over \$175,000 in existing gross income
- Building Signage Available
- Visit our website for 3-D Virtual Tours of select suites & common area
- Ideal opportunity for a user/investor (Many leases are month to month providing a buyer chance to occupy space as needed)
- Current Occupancy 80%
- Current Net Income \$88,675

■ DESCRIPTION

COOK COUNTY PROPERTY:	135 Park Ave Barrington, IL 60010
BUILDING TYPE:	Multi-Tenant Mixed Use Retail/Office Bldg
YEAR BUILT:	1948 & Renovated 2025
SIZE:	12,264 SF (2 Story Bldg)
LAND SITE/ZONING:	6,406 SF (0.147 Acres)
PARKING:	City Garage & Street Parking
2025 REAL ESTATE TAXES:	\$5.01 PSF (\$61,442)
2026 OPERATING EXPENSES:	\$2.15 PSF (\$26,367) Estimate

Sales Price: \$1,375,000 (\$112.12 PSF)

CURRENT OCCUPANCY: 80%
EXISTING NET INCOME: \$88,675

- Ideal opportunity for a user/investor
(Many leases are month to month providing
buyer chance to occupy space as needed)

INTERIOR BUILDING PHOTOS FEATURING UPDATED COMMON AREAS





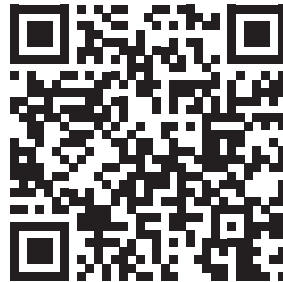
MOVE IN READY MODEL SUITE! SUITES: 207 A, B,C OR D (142-400 SF AVAILABLE)





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For more information, please contact:

Randy Olczyk

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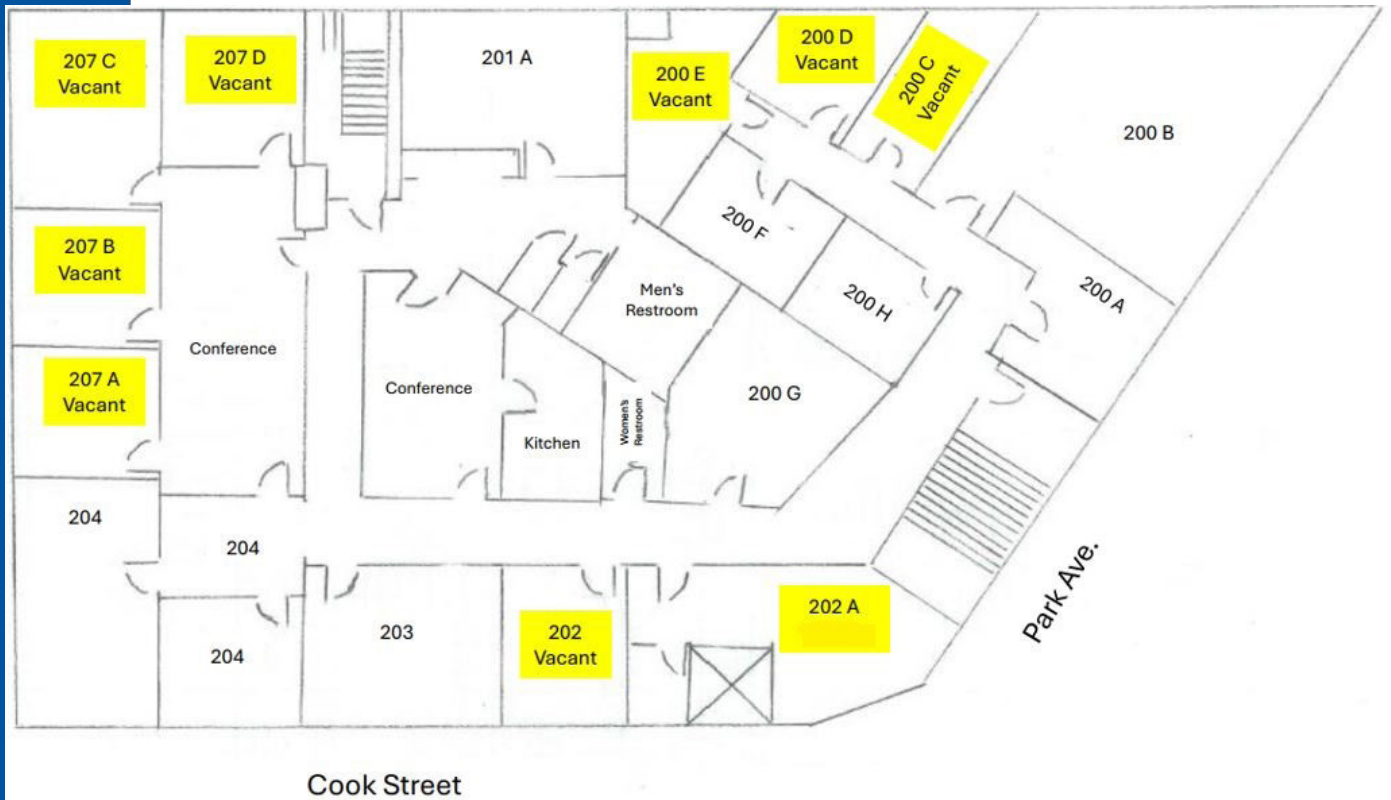
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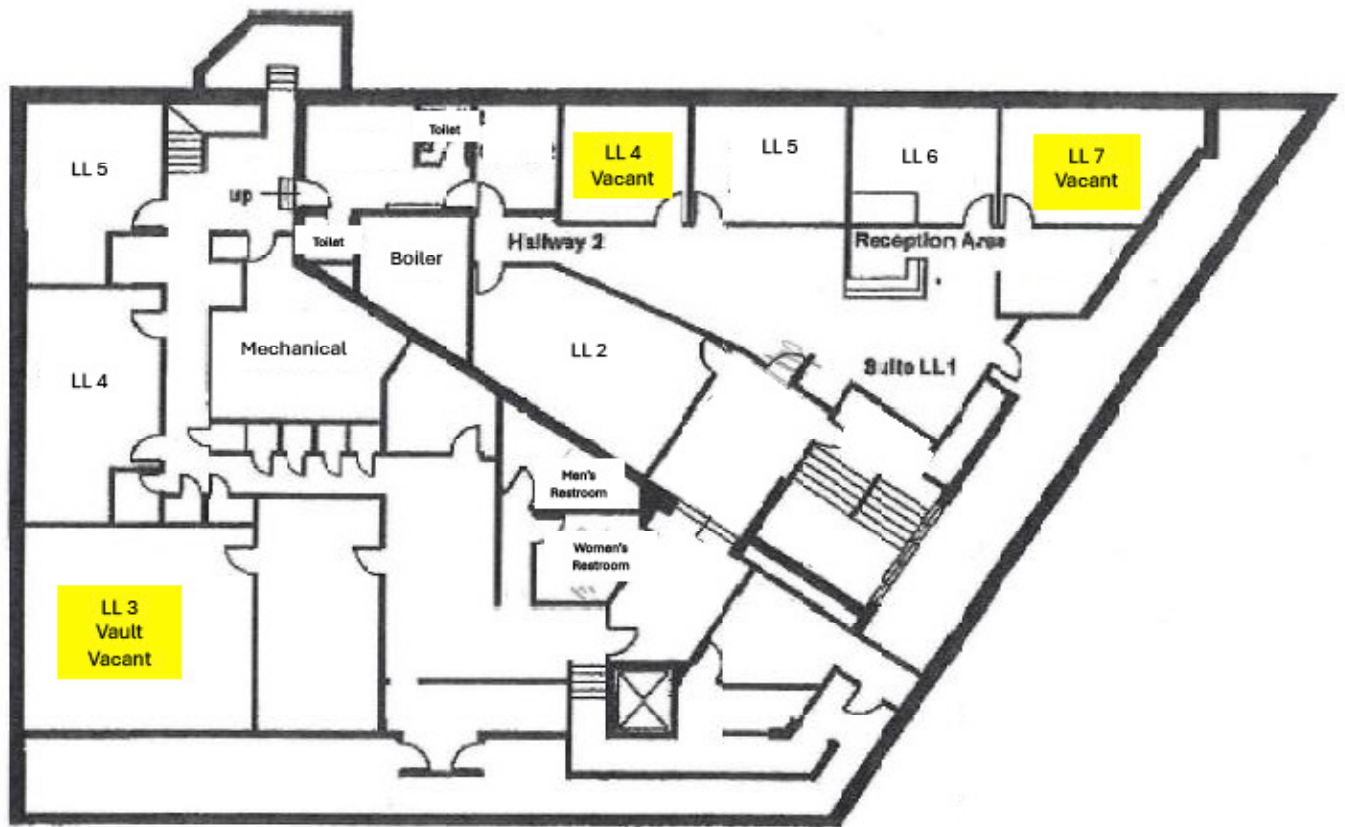
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2ND FLOOR EXECUTIVE SUITES RANGING FROM 135- SF



135 Park Ave., Barrington, IL
2nd Floor Plan

LOWER LEVEL EXECUTIVE SUITES RANGING FROM 135- 400 SF



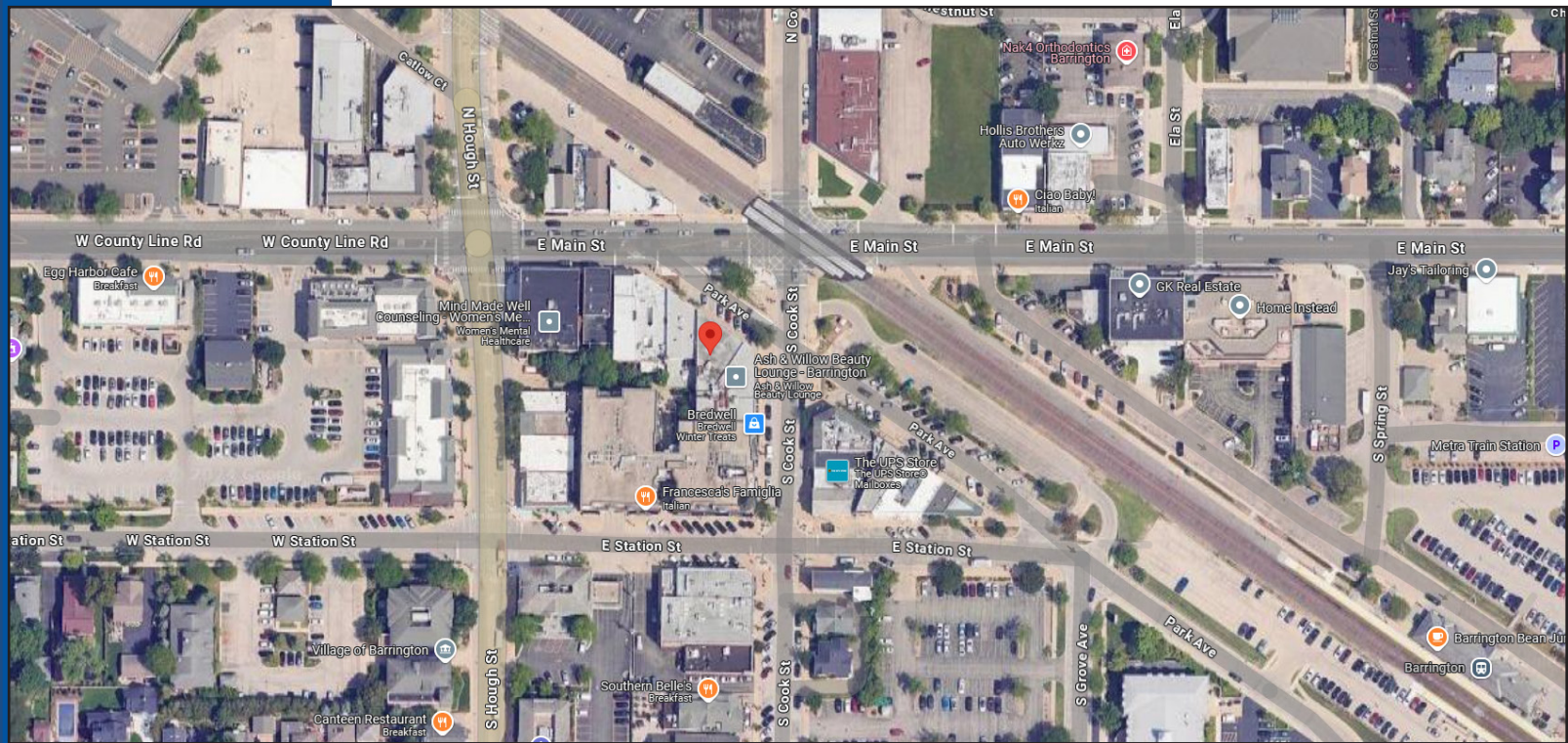
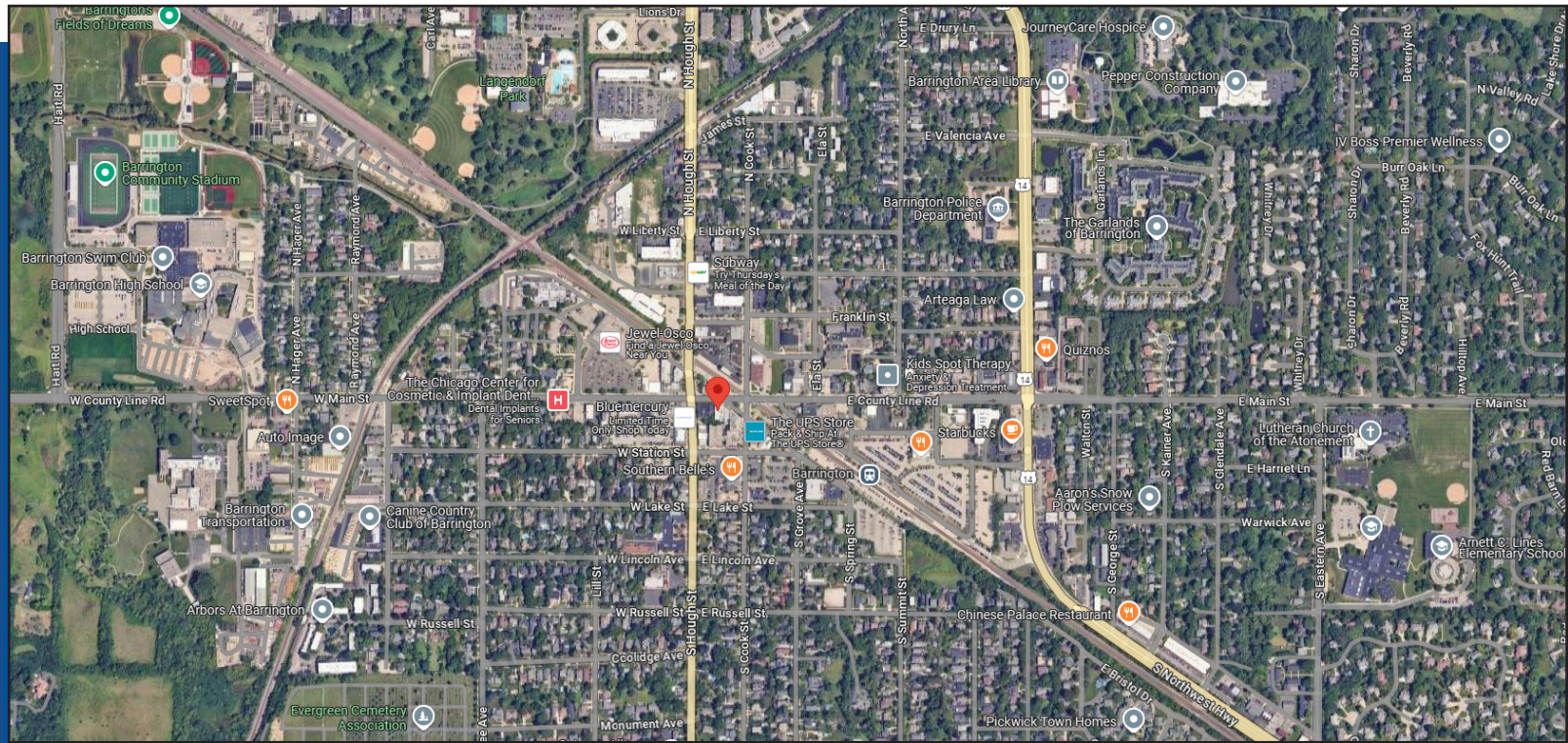
135 Park Ave
Barrington, IL
Lower Level Plan



**Chicagoland
Commercial
REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL 60067

AERIAL MAP



4811 Emerson Ave Suite 112, Palatine, IL 60067



LOCATION MAP

- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT

