

Park Ridge, IL - Chicago Northwest Suburb FREESTANDING RESTAURANT BUILDING WITH DRIVE-THRU FOR SALE



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1036 W. Higgins Rd. Park Ridge, IL



**OPERATING BUSINESSES.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Park Ridge, Illinois, is a picturesque suburb, located 15 miles northwest of downtown Chicago, in a key geo-geographic location close to O'Hare Airport, major expressways and rail transportation. It has a strong small-town, hometown charm, with cupolas, church spires and the 100-foot tower of the historic Art Deco Pickwick Theatre defining its unique skyline. Its slogan, "A Wonderful Place," describes a prime residential community with tree-lined streets, pleasing architecture, and outstanding schools, parks and library.

1036 W. Higgins Rd. Park Ridge, IL 60068

Sizes (Approx.)	4,050 SF
Lot Size (Approx.)	31,625 SF
Sale Price	\$1,299,000 (Real Estate)

For additional information or to schedule a showing contact:

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Demographics

Population

2014 Total Population	37,856
2014 Female Population	19,770
2014 Male Population	18,086

Income

2015 Median Household Income	\$93,104
2015 Per Capita Income	\$49,630

Nearby Businesses

Valspar Paint
Mariano's
Chicago's Marriott O'Hare
First Midwest Bank

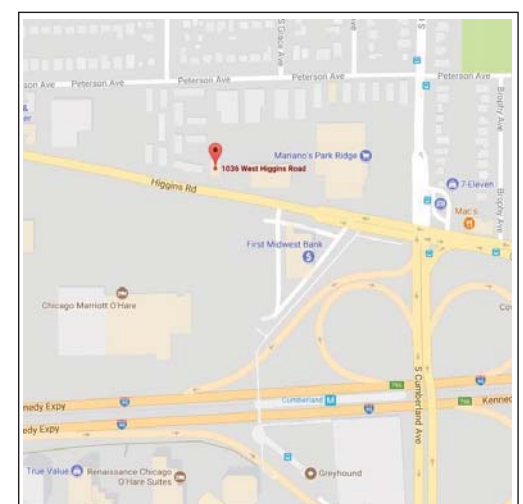
Description

Freestanding QSR with drive-thru and ample parking available for sale. Located minutes from O'Hare and many hotels and office parks. Extensive FFE included. Currently Al's Beef and Nancy's Pizza, with a month-to-month lease. Potential to add an additional 2,443 SF to the building (total 6,493 SF).

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1026 8-23-2013

Map

W. Higgins Rd. between E. River Rd. and S. Cumberland Ave.



LISTING INFO

Agent(s) Responsible	Daniel Rubinow, Bob Borchardt
Is this Confidential?	NO, but there are currently two tenants who are operating. <i>Please do not disturb employees or management.</i>
Transaction Type	Real Estate Only for Sale
Type of Property	Restaurant Building
Property Data	
Address	1036 W. Higgins Rd.
City, Zip Code	Park Ridge, IL 60068
Area	Park Ridge
County	Cook
Sale Price	\$1,299,000 (Real Estate Only)
Taxes	\$58,290 (2015)
Building Type and Year Built	Freestanding / 1986
# of Seats	55
Stories	1
Size	4,050 SF
Lot Size	31,625 SF
Parking	47
Zoning	B-1
Type of Roof & Age	Rubber
Ceiling Heights	12 ft
Ward	6 (Park Ridge)
Alderman	Marc Mazzuca - (312) 206-7424
Nearby Businesses	O'Hare International Airport, Mariano's, Chicago Marriott O'Hare, First Midwest Bank, Valspar Paint
Property Description	Freestanding QSR with drive-thru and ample parking available for sale. Located minutes from O'Hare and many hotels and office parks. Extensive FFE included. Currently Al's Beef and Nancy's Pizza, with a month-to-month lease. Potential to add an additional 2,443 SF to the building (total 6,493 SF).
Location Description	Located 5 minutes from O'Hare International Airport and the I-90/Cumberland Interchange. 25,100 vehicles per day.
Cross Streets	W. Higgins Rd. between E. River Rd. and S. Cumberland Ave.
Tenant Information	
Business Description	Al's Beef and Nancy's Pizza <i>Additional business and financial information provided upon receipt of NDA.</i>