

421 Ridge Road, Wilmette, IL

~~\$850,000~~ **\$720,000**



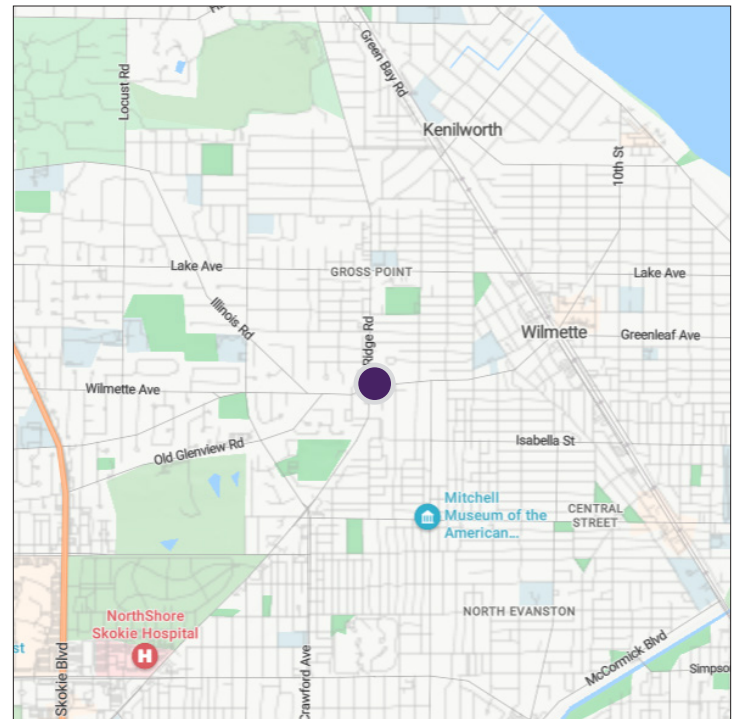
Property Highlights

- Approximate 15,600 SF development site
- 9,900 SF mixed-use building on site
- Ample parking
- All utilities available to site
- Prime location in strong commercial thoroughfare in Wilmette
- Perfect builder/developer opportunity
- Nearby retailers include: CVS, Walgreens, Jewel-Osco, Walker Bros. Pancake House, Whole Foods, Panera, Office Depot and more
- Land Area: 15,680 SF
- Zoning: R-3
- Traffic count: 10,378 vehicles daily
- Taxes (2021): \$17,348.48

Property Overview

Prime development site just off the corner of Wilmette Avenue and Ridge Road in Wilmette is available for sale. The site is approximately 15,600 sq feet of land and zoned R-3 which is ideal for a townhome or condo development. This site currently consists of a 3-story, 9,900 sq foot frame building with ample parking. The property sits mid-block on the west side of Ridge Road in North Suburban Wilmette.

This section of the Village of Wilmette Park is a mix of retail and single family homes. Ridge Road is a strong commercial corridor for this neighborhood, with a variety of local and national businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	18,596	126,891	293,072
Households	6,852	46,399	110,074
Median Income	\$169,526	\$111,463	\$94,632

Brad Thompson

Executive Director

(312) 338 - 3012

bthompson@mpirealestate.com

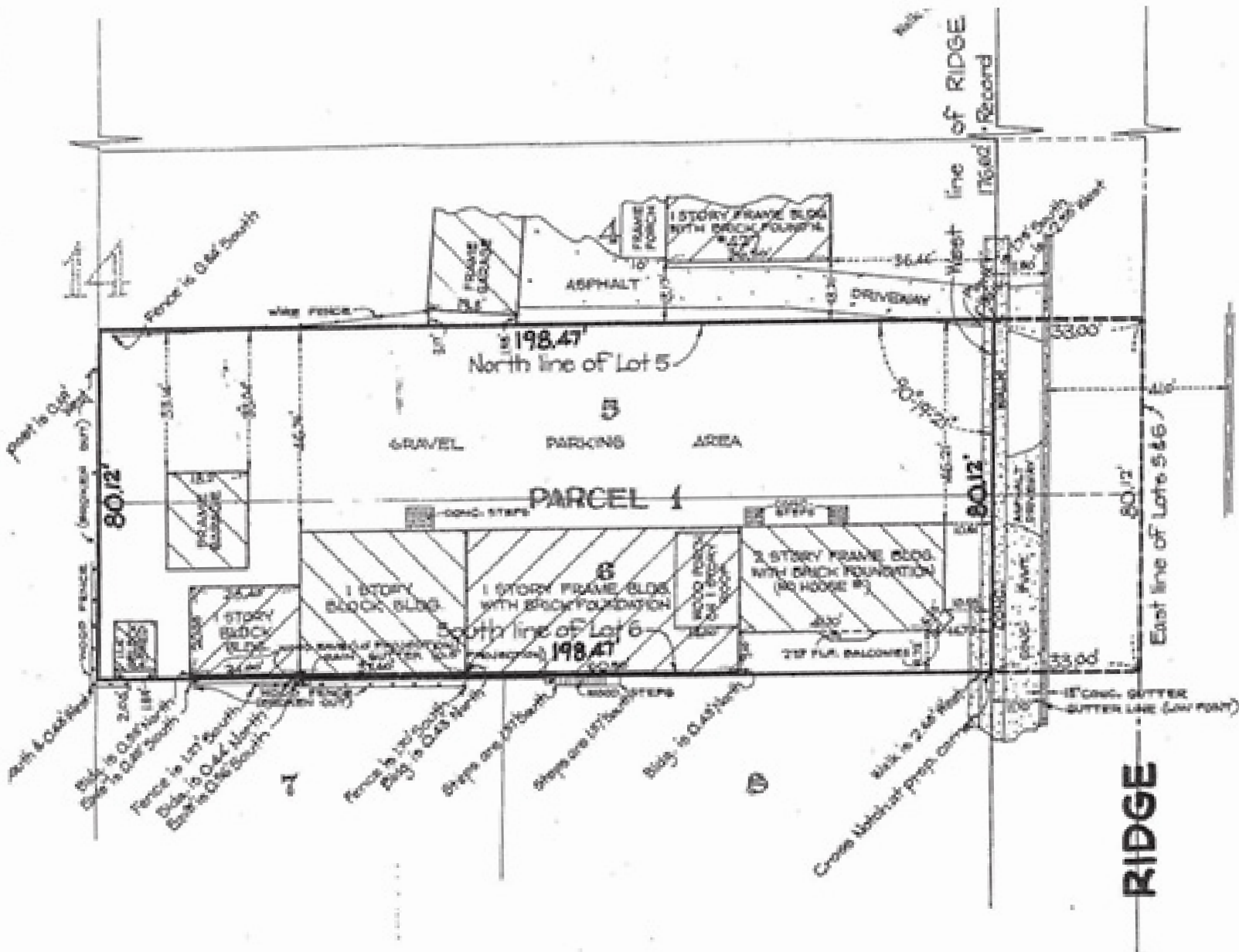
mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

421 Ridge Road, Wilmette, IL

~~\$850,000~~ **\$720,000**

Site Map



Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.