

761 Busse Highway, Park Ridge, IL

**\$355,000**



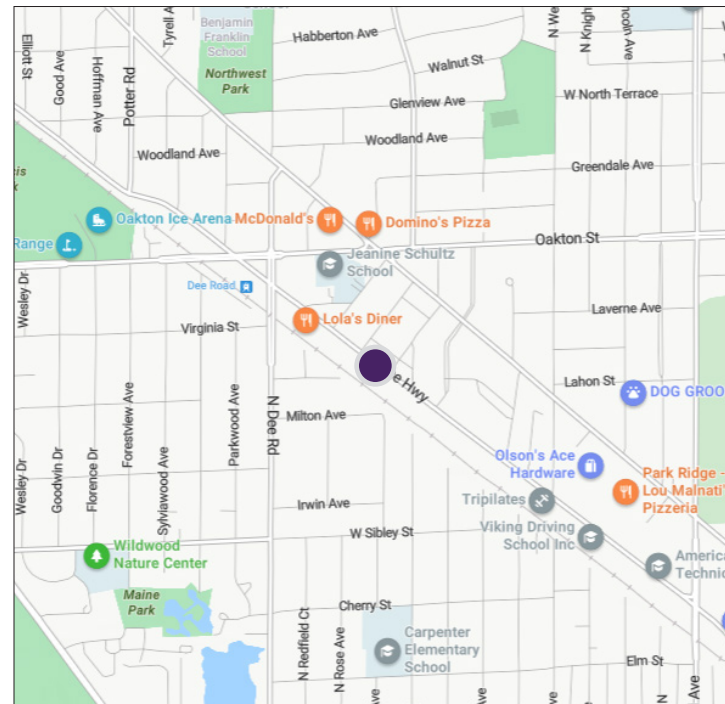
### Property Highlights

- 1,046 SF office/medical office property
- Hard corner location in desirable area of Park Ridge
- Great user or investor opportunity
- Nearby retailers include: McDonald's, Domino's Pizza, Enterprise, Lou Malnati's and more
- Close proximity to 294 expressway and Northwest Highway
- Close to Dee Road Metra Station
- Land Area: 6,229 SF
- Zoning: B-1
- Traffic count: 10,378 vehicles daily
- Taxes (2021): \$12,165.74

### Property Overview

A 1,046 square foot, single-story office/medical office property on Busse Highway in Park Ridge is available for sale. Situated on a 6,229 square foot (or 0.14 acres) parcel, this property is located amongst a strong commercial thoroughfare. Close proximity to I-294 expressway, Northwest Highway and public transportation. Great opportunity for user or investor or redevelop to suit.

In the northwest suburbs of Chicago, Park Ridge is a highly desirable location for businesses and residents alike. Close to the Dee Road Metra station, this site has great potential for a variety of developments and uses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,722	153,485	344,418
Households	5,940	60,242	132,865
Median Income	\$114,188	\$80,836	\$81,938

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