

Building & Land For Sale

New Exterior & Interior LED Lighting



922 West Irving Park, Schaumburg

CROSSROADS PARTNERS is pleased to offer 922 West Irving Park Road (0.45 acres) as well as the adjacent land site (2.59 acres). The building and land are directly across from the Schaumburg Airport. There are 24,800 Vehicles per day that pass this highly visible and easily accessible site that is zoned B-4, which is the most flexible zoning.

Office For Sale

*New Exterior and Interior
LED Lighting*



922 West Irving Park, Schaumburg

BUILDING FEATURES

- **Zoned B-4 (Schaumburg), the most flexible use zoning in the village**
- Unique opportunity with exceptional open space and multi-floor layout
- Above market standard parking ratio of 5.00/1,000 SF
- Completely renovated in 2014 including:
 - Two new 4-ton HVAC units
 - Brand new roof
 - New carpeting and paint throughout the building
 - New window treatments
- Lighted monument signage on Irving Park Road
- Four washrooms total - one ADA washroom on main level



Building & Land For Sale

Address	922 West Irving Park, Schaumburg, Illinois
Submarket	Northwest / Schaumburg Office Submarket
Location	Immediate access to Elgin-O'Hare Expressway connecting to I-290, I-355 & I-90
Land Size	2.59 Acres
Building Size	4,457 Square Feet on 0.45 Acres
Land & Building Size	3,04 Acres
Year Built	Originally built in 1800's; Last renovated in 1980
Parking	18 parking spaces for an above market ratio of 5.0/1,000 square feet
Zoning	B-4: Most flexible commercial zone. Permitted uses include, but are not limited to: Office, retail, medical, services and entertainment
Highlights	<p>Unique opportunity for single users with open area layout, production room, lower level storage, conference room, private offices and private washrooms</p> <p>Exceptional identity on Irving Park Road with monument signage</p> <p>B-4 zoning allows for ultimate flexibility in use including office users, retail shops as well as a multitude of entertainment, medical and cultural uses</p>
Asking Price	Land - \$1,300,000 Building - \$540,000

2018 Taxes

Land	#07-33-303-015-0000	\$7,704.84
Building	#07-33-303-014-0000	\$7,817.55
		1st Installment



Access/visibility along Irving Park

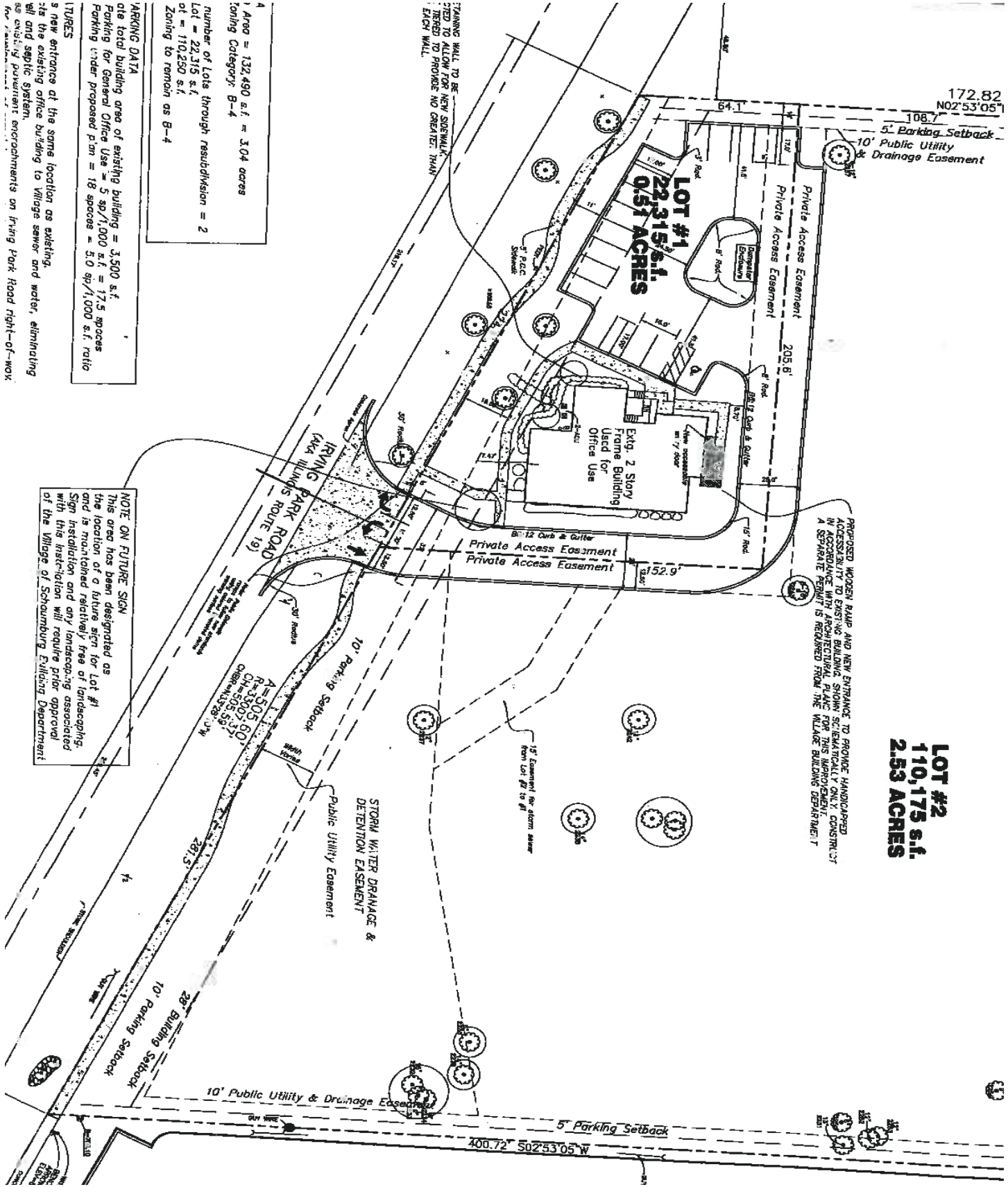
LOCATION

- Directly adjacent to I-390 with easy access to I-290
- Across from Schaumburg Regional Airport and Schaumburg Park District
- Frontage on Irving Park Road with over 24,000 cars passing daily
- Adjacent land site for potential development opportunity
- 5-minute drive to Schaumburg Station Commuter Rail and 27-minute drive to Chicago O'Hare International Airport

172.82
N02°53'05"
108.7
5' Parking Setback
10' Public Utility & Drainage Easement

LOT #2
110,175 s.f.
2.53 ACRES

PROPOSED WOODEN RAMP AND NEW ENTRANCE TO PROVIDE HANDICAPPED ACCESSIBILITY TO EXISTING BUILDING. SHOWN SCHEMATICALLY ONLY. CONSTRUCT IN ACCORDANCE WITH ARCHITECTURAL PLAN AND THIS IMPROVEMENT. A SEPARATE PERMIT IS REQUIRED FROM THE VILLAGE BUILDING DEPARTMENT.



TRAINING WALL TO BE CONSTRUCTED TO ALLOW FOR NEW SIDEWALK. REFERRED TO PROVIDE NO GREATER THAN EACH WALL.

Area = 132,490 s.f. = 3.04 acres
Zoning Category: B-4
Number of Lots through resubdivision = 2
Lot = 22,315 s.f.
Lot = 110,250 s.f.
Zoning to remain as B-4

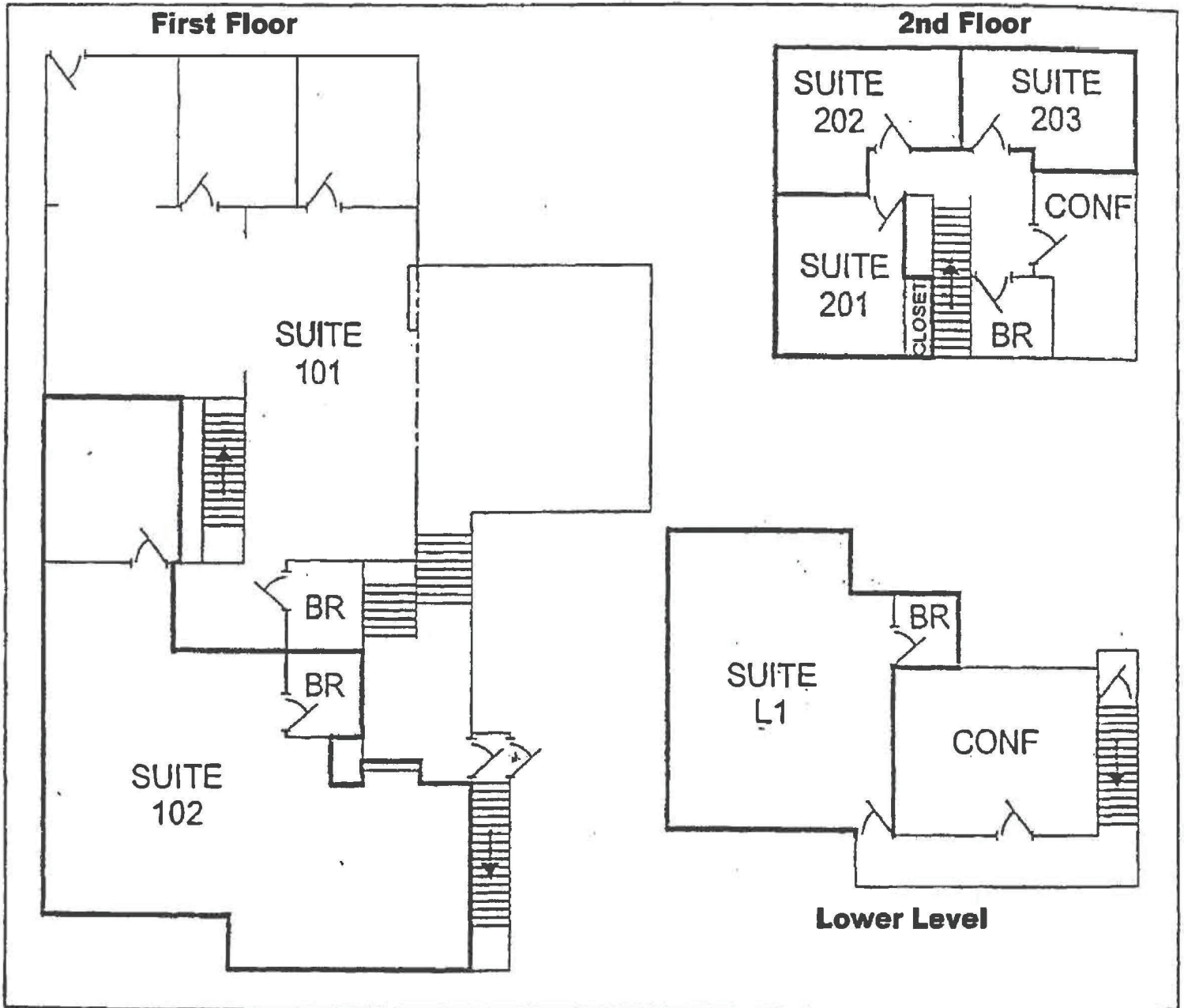
MARKING DATA
Date total building area of existing building = 3,500 s.f.
Parking for General Office Use = 5 sp./1,000 s.f. = 17.5 spaces
Parking under proposed plan = 18 spaces = 5.0 sp./1,000 s.f. ratio

NOTES
1. New entrance at the same location as existing.
2. The existing office building to Village sewer and water, eliminating all and septic system.
3. Existing pavement encroachments on Irving Park Road right-of-way.

NOTE ON FUTURE SIGN
This area has been designated as the location of a future sign for Lot #1 and is maintained (relatively) free of landscaping. Sign installation and any landscaping associated with this installation will require prior approval of the Village of Schaumburg Building Department.

IRVING PARK ROAD (AKA ILLINOIS ROUTE 19)
10' Parking Setback
Public Utility Easement
STORM WATER DRAINAGE & DETENTION EASEMENT

400.72' S02°53'05" W



FOR LEASING INFORMATION

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CROSSROADS
PARTNERS

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