

Medical/Office/Retail Building with Lot



CATON
COMMERCIAL
REAL ESTATE GROUP

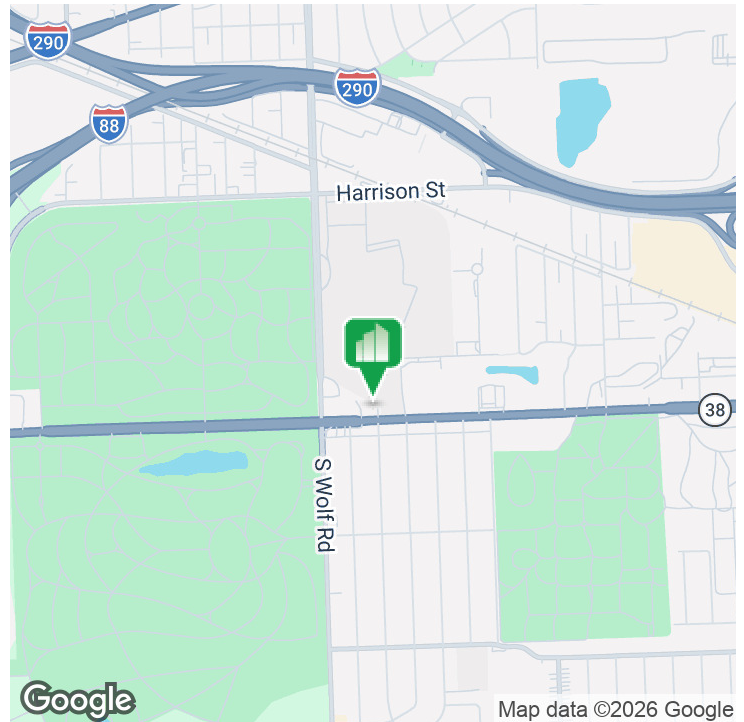


RARE MEDICAL/OFFICE/RETAIL BUILDING WITH LOT FOR SALE

4700-4718 ROOSEVELT RD, HILLSDALE, IL 60162

MEDICAL/OFFICE/RETAIL BUILDING FOR SALE

4700-4718 ROOSEVELT RD, HILLSIDE, IL 60162



OFFERING SUMMARY

Building Sale Price: \$350,000

Lot Sale Price: \$295,000

Total Sale Price: \$645,000

Year Built: 1986

Zoning: B-1

PROPERTY OVERVIEW

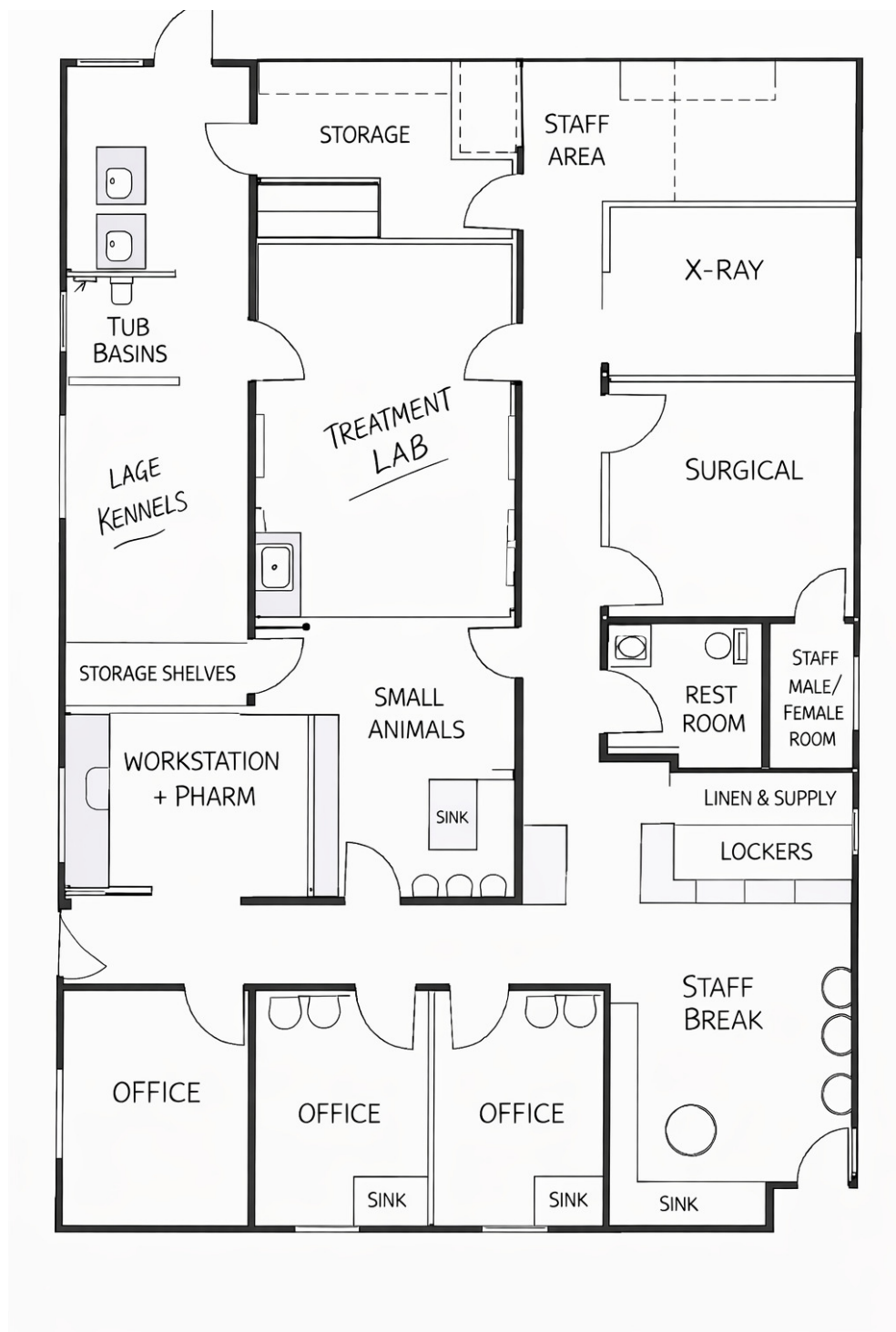
- Rare opportunity to acquire an improved commercial property with adjacent excess land for additional parking, expansion, or future development.
- 2,487 SF stand-alone building available for sale
- Bonus adjacent 0.28-Acre parcel available
- Ideal for Office, Medical, Retail, Service, or Educational Users
- Currently built out as a veterinary clinic with existing medical infrastructure
- Flexible layout allows for easy conversion to traditional office space
- Strong visibility along Roosevelt Road with consistent daily traffic
- Convenient access to I-290, I-294, and I-88 for regional connectivity
- Dedicated building identity with stand-alone signage opportunity
- Located in a well-established commercial corridor in Hillside
- 20,700 VPD on Roosevelt Road

LOCATION OVERVIEW

Strategically located just minutes from several of Chicagoland's most important transportation corridors. The property offers quick connections to I-290, I-294, and I-88, allowing convenient travel throughout the western suburbs, O'Hare submarket, and downtown Chicago. Close proximity to both of the region's major airports - O'Hare International & Midway International Airport.

MEDICAL/OFFICE/RETAIL BUILDING WITH ADJACENT LOT FOR SALE

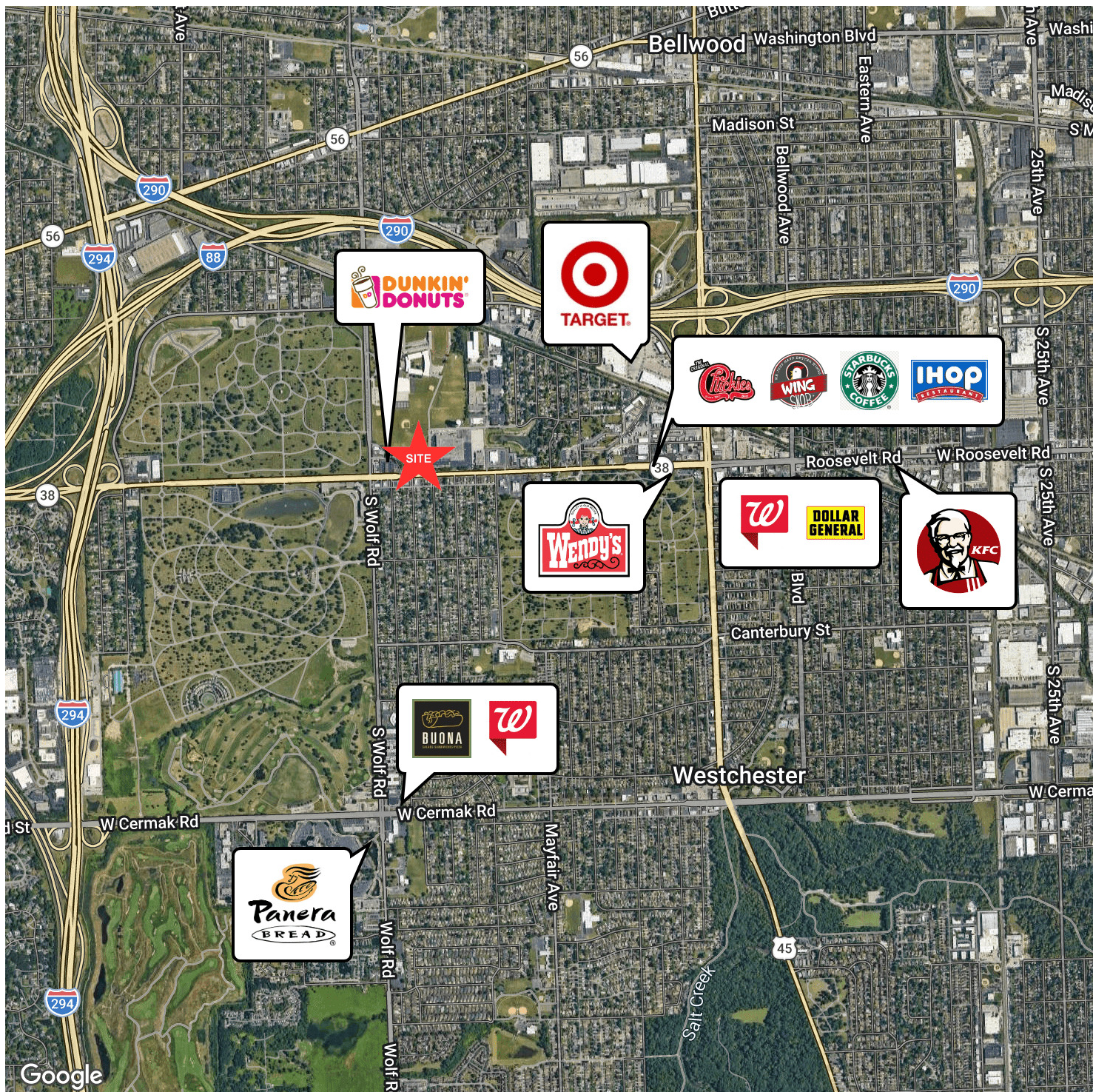
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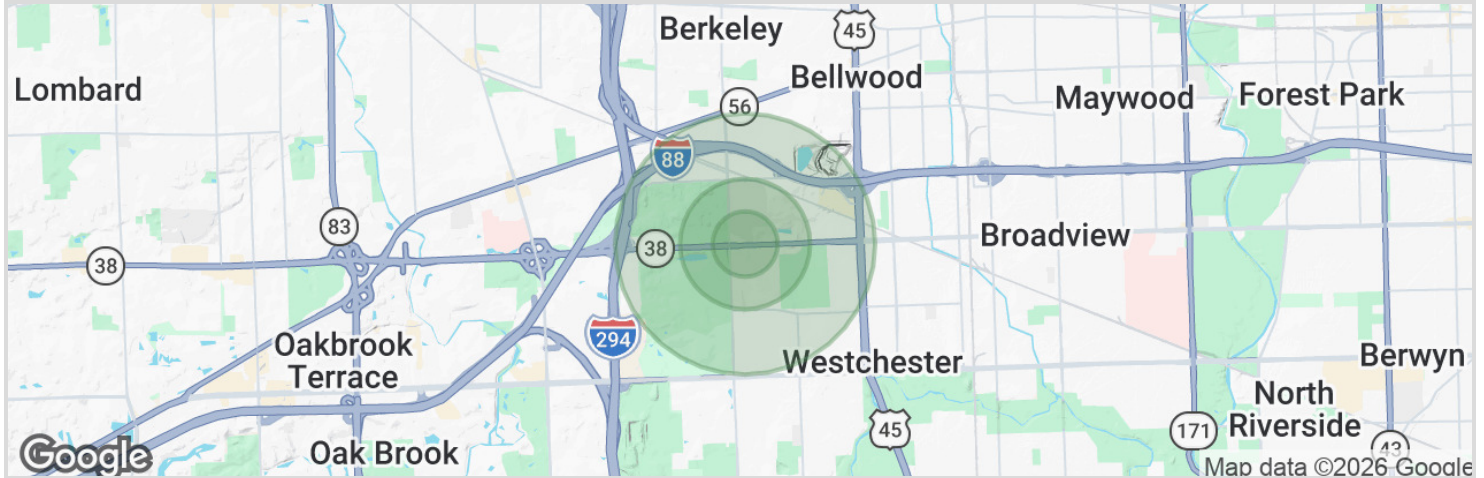
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MEDICAL/OFFICE/RETAIL BUILDING FOR SALE

4700-4718 ROOSEVELT RD, HILLSIDE, IL 60162



1 mile



\$106,292

Median Household Income



210

Population



81

Households



52.1

Median Age



\$60,374

Median Disposable Income

3 miles



\$99,225

Median Household Income



967

Population



408

Households



53.2

Median Age



\$75,382

Median Disposable Income

5 miles



\$93,338

Median Household Income



6,469

Population



2,898

Households



53.7

Median Age



\$80,462

Median Disposable Income