

Medical/Office/Retail Building with Lot



CATON  
COMMERCIAL  
REAL ESTATE GROUP



# RARE MEDICAL/OFFICE/RETAIL BUILDING WITH LOT FOR SALE

4700-4718 ROOSEVELT RD, HILLSIDE, IL 60162

# MEDICAL/OFFICE/RETAIL BUILDING FOR SALE

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## OFFERING SUMMARY

|                      |           |
|----------------------|-----------|
| Building Sale Price: | \$645,000 |
| 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

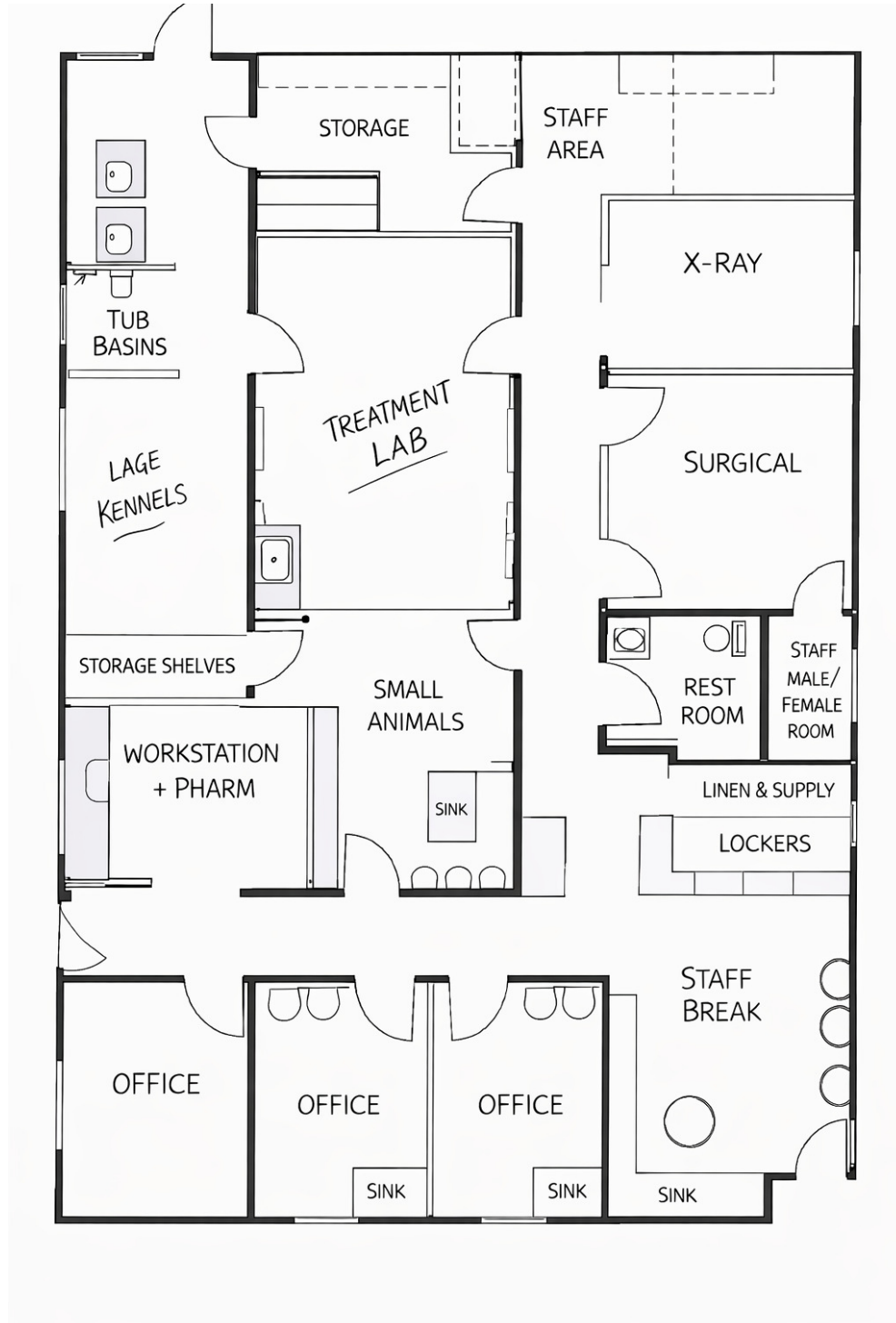
## LOCATION OVERVIEW

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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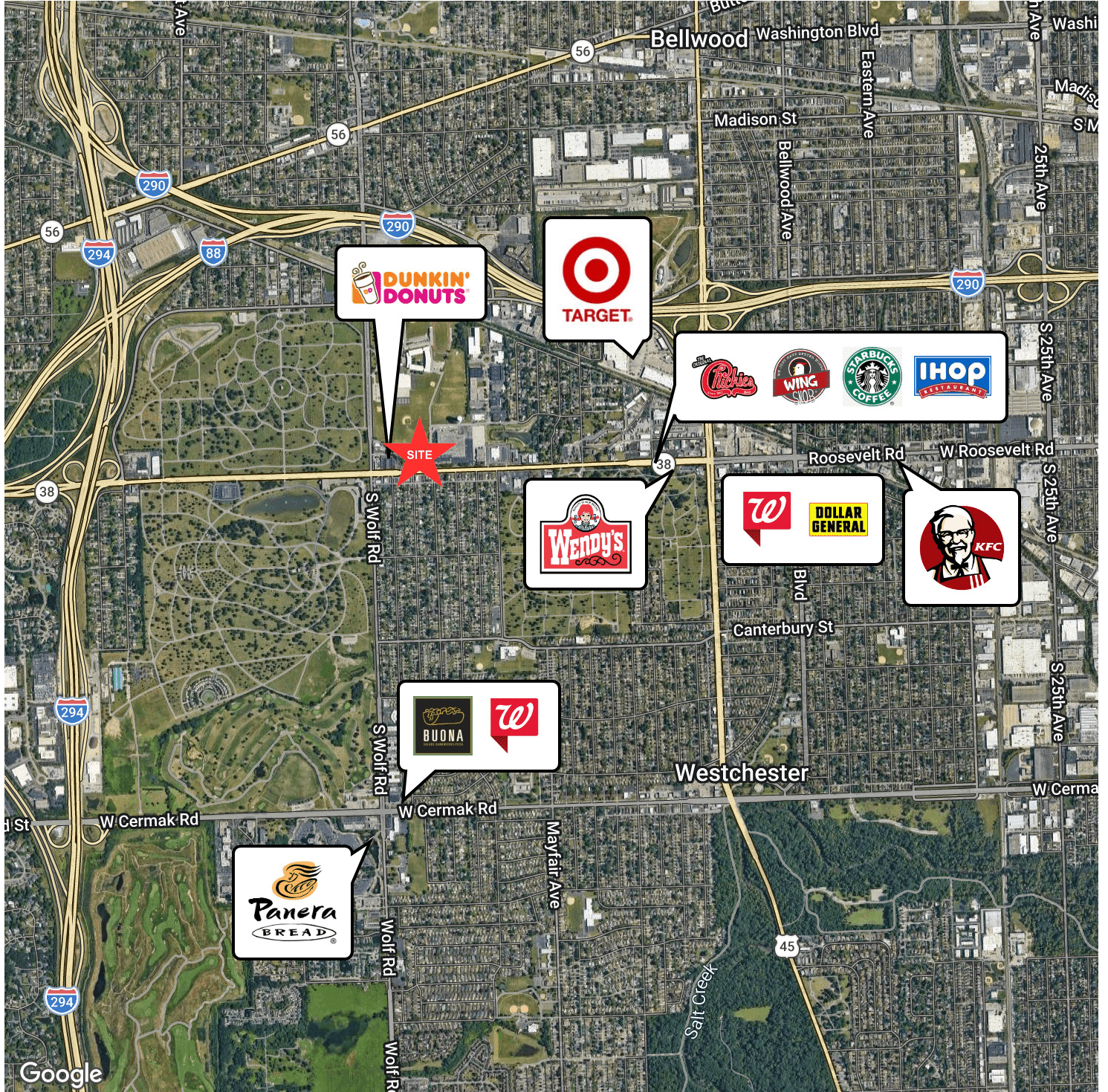
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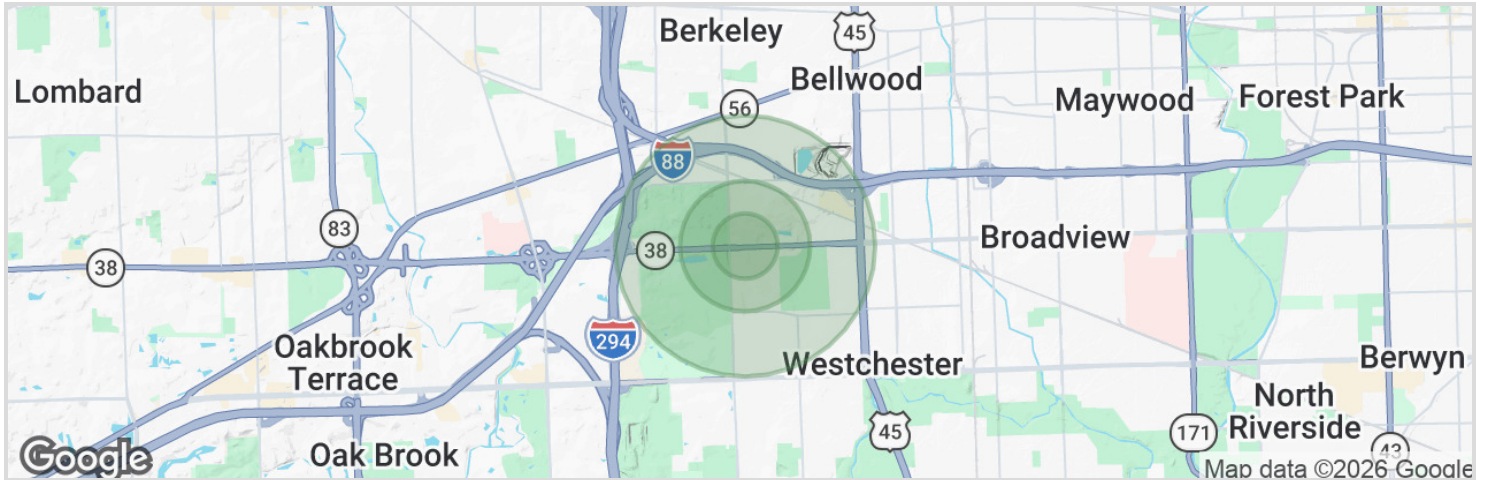
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## 1 mile



\$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