



Some photos may be virtually staged

Virtual Tour

Office/Tech

Status: **ACTV**
 Area: **463**
 Address: **12508 S Harlem Ave Unit B, Palos Heights, IL 60463**
 Directions: **On Harlem Ave just south of 125th St**
 Closed:
 Off Mkt:
 Lst. Mkt. Time: **7**
 County: **Cook**
 Year Built: **2000**
 Subtype: **Office**
 Zoning Type: **Office**
 Actual Zoning: **B1**
 List Price Per SF: **\$192.47**

MLS #: **12707045**

List Date: **07/18/2026**

List Dt Rec: **07/18/2026**

Contract:
 Concessions:

Township: **Palos**

PIN #: **23254250190000**

Blt Before 78: **No**

Stories: **2**

Units: **1**

Tenants:

Unit SF: **2073**

Sold Price Per SF: **\$0**

List Price: **\$399,000**

Orig List Price: **\$399,000**

Sold Price:

Lease SF/Y:

Rented Price:

Mthly. Rnt. Price:

Ann. Passthru. \$/SF:

Multiple PINs: **No**

Min Rent. SF: **0**

Max Rent. SF: **0**

Relist:

Lot Dimensions: **33x36**

Acreage: **0.02**

Land Sq Ft: **1195**

Approx Total Bldg SF: **2073**

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/Sf:

Est Tax per SF/Y:

Lease Type: **N/A**

Remarks: **An outstanding opportunity to own a move-in ready professional office building in one of Palos Heights' most desirable business locations. This impeccably maintained 2,500 sq. ft. property is designed to accommodate a variety of professional uses with exceptional flexibility. The main level features an inviting reception area for greeting clients, four private offices (2 with large windows), and a convenient wet kitchenette and bath. Back door access to sidewalk and grassy area. Second floor offers a spacious open work area, two additional private offices including one with skylights, a wet kitchenette, and a full bathroom. A shared common area allows each level to function independently, making it perfect for an owner occupant to operate their business on one floor while generating rental income from the other. Ideally situated in the heart of Downtown Palos Heights on busy Harlem Avenue with approximately 28,000 vehicles passing daily, this location provides outstanding visibility and is surrounded by popular dining, shopping, and local amenities. Ample parking, two established businesses within the building. Professionally serviced and updated major mechanicals make this a rare turnkey investment opportunity with immediate income and long-term potential.**

Approximate Age: **26-35 Years**

Type Ownership: **Individual**

Frontage Acc: **County Road, Public Road**

Docks/Delivery: **None**

Drive in Doors: **0**

Trailer Docks: **0**

Geographic Locale: **South Suburban, Southwest Suburban**

Location: **Central Business District, Office Park**

Construction:

Building Exterior: **Brick**

Foundation: **Concrete**

Roof Structure: **Gable**

Roof Coverings: **Asphalt**

Air Conditioning: **Central Air**

Heat/Ventilation: **Forced Air, Gas**

Electrical Svcs: **Circuit Breakers, 101-200 Amps**

Fire Protection: **Alarm Monitored, Alarm On Site, Fire Extinguisher/s, Hydrants On Site, Carbon Monoxide Detector(s)**

Current Use: **Commercial, Office/General, Office**

Potential Use: **Commercial, Retail, Financial Services, Law Firm, Office/Medical, Office/Retail**

Client Needs:

Client Will:

Misc. Outside: **Accessible Entrance**

Parking Spaces: **15**

Indoor Parking:

Outdoor Parking: **13-18 Spaces**

Parking Ratio:

Misc. Inside: **Air Conditioning, Accessible Entrance, Accessible Washroom/s, Private Restroom/s**

Floor Finish: **Carpet, Tile, Wood**

Extra Storage Space Available: **No**

Water Drainage:

Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site, Sewer-Public**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays:

Possession: **Closing, Immediate, Negotiable**

Sale Terms:

Investment: **No**

Users: **Yes**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income: **\$0**

Total Income/Month: **\$0**

Total Income/Annual: **\$0**

Annual Net Operating Income: **\$0**

Net Operating Income Year: **0**

Cap Rate:

Real Estate Taxes: **\$10,316.55**

Tax Year: **2024**

Total Annual Expenses: **\$10,317**

Expense Year: **2024**

Expense Source: **Actual**

Loss Factor:

Broker: **Century 21 Circle (25619) / (708) 361-0800**

List Broker: **Mike McCatty (606698) on behalf of Mike McCatty Group (T14173) / (708) 945-2121 / mike@mccattyrealestate.com; mike@mccattyrealestate.com**

CoList Broker: **Andrew McCatty (248208)**

More Agent Contact Info: **Cell 708-217-5232**

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MLS #: 12707045

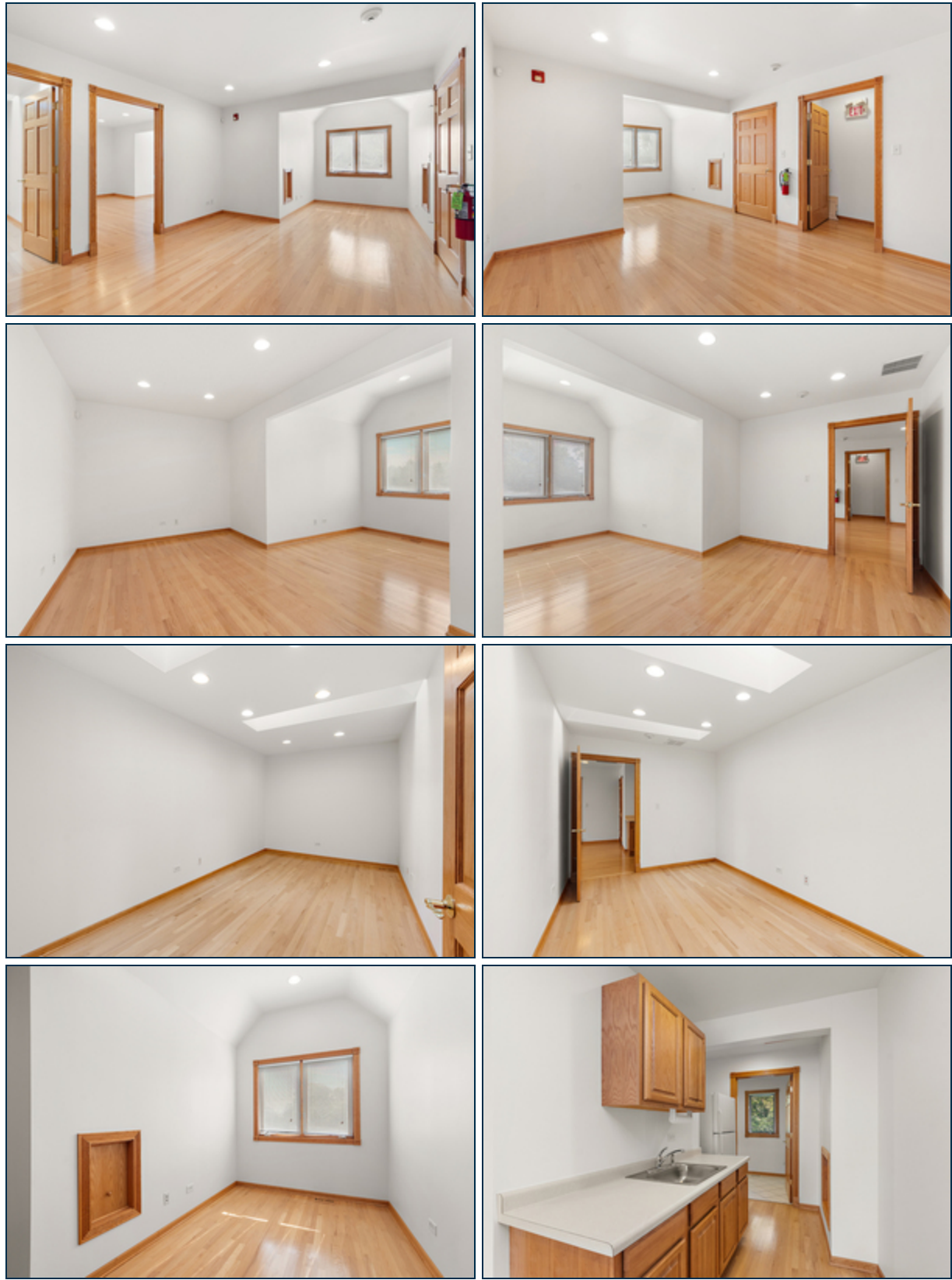
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