

# SALE

## DEVON BANK BUILDING / 2.55 ACRES ON HARD CORNER

950 Milwaukee Ave Glenview, IL 60025



### OFFERING SUMMARY

Sale Price	\$3,400,000
Building Size (Basement Additional Footage)	33,100 SF
Zoning	B-2
Lot Size	2.55 Acres
Net Operating Income	\$89,395.84

Tax-Pin # 04-32-401-118-0000

Chicagoland Northshore Suburbs

Renovated 2017

Schedule Tour For Tuesday / Thursday

### PROPERTY OVERVIEW

Tremendous Owner-User Opportunity With Visibility In Stable Glenview A Classic Northshore Community & Suburb of Chicagoland. Property's Considered Superb, With Interior Improvements & Newer Parking Lot Surface With 120 Spaces (4-1 Parking Ratio). 26,000 Daily Vehicles View This Ideal 2.5+/- Acre Hard Corner at Milwaukee Avenue & Glenview Road (Dearlove Road). First-Floor Anchor Tenant Will Provide Leaseback For 3 Years To Allow For A Planned Redevelopment PUD With The Village of Glenview. (Rent-Roll & Expense Proforma By Request.)

### PROPERTY USES

- Corporate / Educational / Medical Campus / Redevelopment Project
- Reduced real estate tax assessment, lowering annual real estate taxes (2025 paid in 2026)

#### Sheryl Fisher

Commercial Broker

(312) 988-9070

sherylfisher@cbcnrt.com

#### Ben Miotti

Associate Broker

(847) 219-3594

ben.miotti@cbcnrt.com

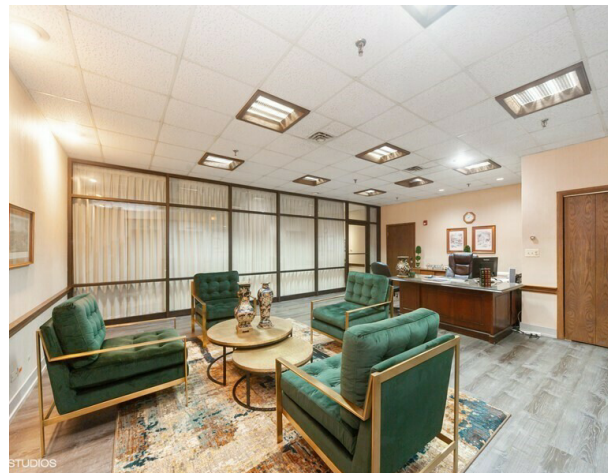


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# PHOTO GALLERY

DEVON BANK BUILDING / 2.55 ACRES ON HARD CORNER

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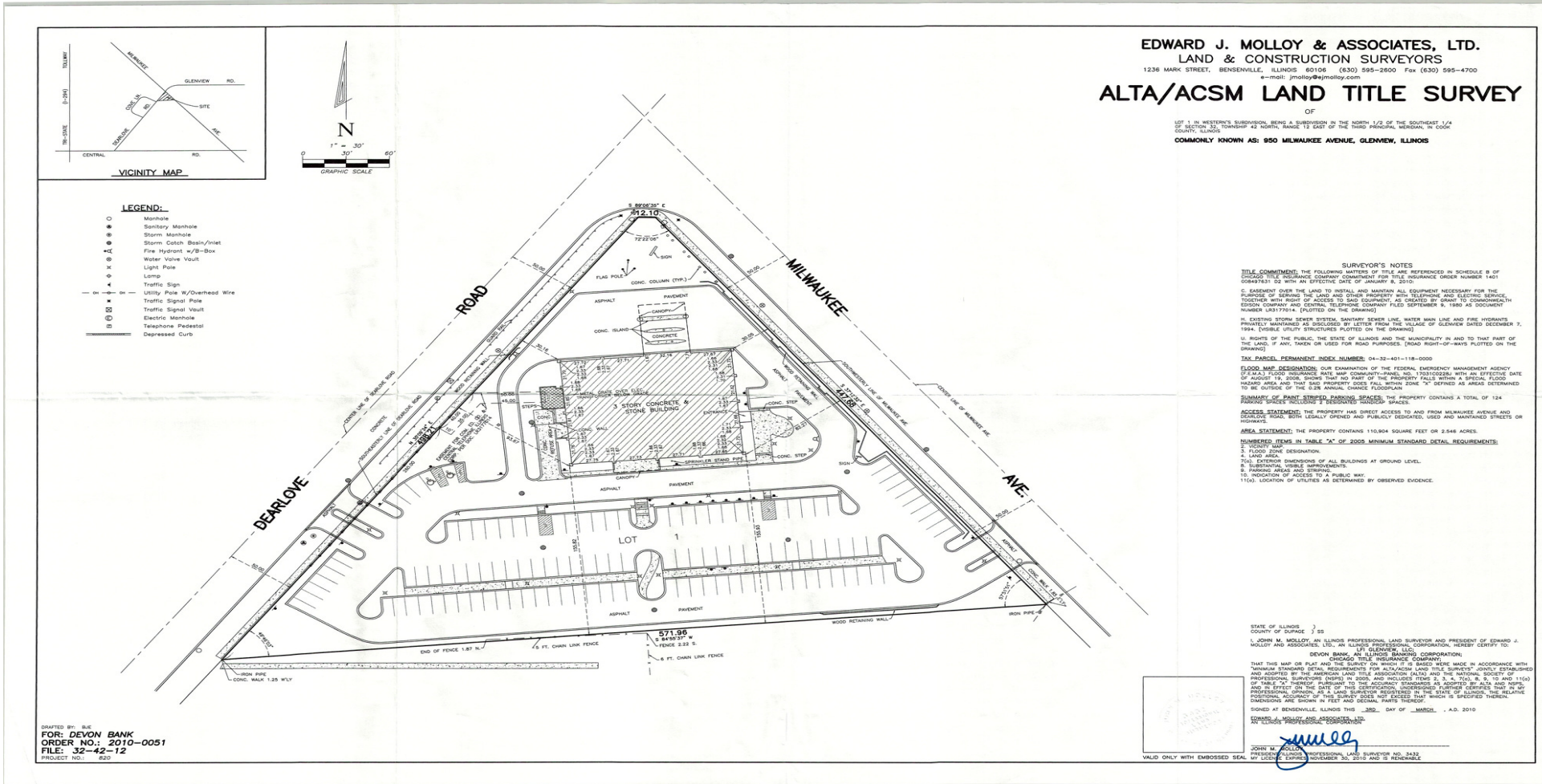


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# SURVEY

## DEVON BANK BUILDING / 2.55 ACRES ON HARD CORNER

950 Milwaukee Ave Glenview, IL 60025



**EDWARD J. MOLLOY & ASSOCIATES, LTD.**  
**LAND & CONSTRUCTION SURVEYORS**  
 1236 MARK STREET, BENSENVILLE, ILLINOIS 60108 (630) 595-2600 Fax (630) 595-4700  
 e-mail: jmolloy@ejmolloy.com

**ALTA/ACSM LAND TITLE SURVEY**

OF  
 LOT 1 IN WESTERN'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4  
 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS  
 COMMONLY KNOWN AS: 950 MILWAUKEE AVENUE, GLENVIEW, ILLINOIS

**SURVEYOR'S NOTES**

TITLE COMMITTEE: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF  
 CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401  
 0046474121 WITH AN EFFECTIVE DATE OF JANUARY 8, 2010.

C. EASEMENT OVER THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE  
 PURCHASE OF THE LAND AND OTHER PROPERTY, INCLUDING TELEPHONE AND ELECTRIC SERVICE,  
 TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO COMMONWEALTH  
 EDISON COMPANY AND CENTRAL TELEPHONE COMPANY FIELD SEPTEMBER 8, 1893 AS DOCUMENT  
 NUMBER 193177614. (PLOTTED ON THE DRAWING)

H. EXISTING STORM SEWER SYSTEM, SANITARY SEWER LINE, WATER MAIN LINE AND FIRE HYDRANTS  
 PRIVATELY MAINTAINED AS DISCLOSED BY LETTER FROM THE VILLAGE OF GLENVIEW DATED DECEMBER 7,  
 1994. [VISIBLE STRUCTURES PLOTTED ON THE DRAWING]

L. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF  
 THE LAND, IF ANY, TAXED OR USED FOR ROAD PURPOSES. (ROAD RIGHT-OF-WAY PLOTTED ON THE  
 DRAWING)

TAX PARCEL PERMANENT INDEX NUMBER: 04-32-431-118-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
 FEMA'S FLOOD INSURANCE RATE MAP COMMUNITARIANS, INC. TESTIFIED WITH AN EFFECTIVE DATE  
 OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD  
 HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DESIGNATED AS AREAS DETERMINED  
 TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM MILWAUKEE AVENUE AND  
 DEARLOVE ROAD, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR  
 HIGHWAYS.

AREA STATEMENT: THE PROPERTY CONTAINS 110,904 SQUARE FEET OR 2.546 ACRES.

NUMBERED ITEMS IN TABLE "A" OF 2008 MINIMUM STANDARD DETAIL REQUIREMENTS:

1. FLOOD ZONE DESIGNATION.
2. LAND AREA.
3. ALL EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
4. SUBSTANTIAL VISIBLE IMPROVEMENTS.
5. PARKING AREAS AND STREETS, PUBLIC WAY.
6. LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.

STATE OF ILLINOIS )  
 COUNTY OF DUKE ) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J.  
 MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:

EDWARD J. MOLLOY, AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:

CHICAGO TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH  
 THE PROFESSIONAL STANDARDS AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED  
 AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF  
 PROFESSIONAL SURVEYORS (NSPS) IN 2000, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10 AND 11(A)  
 AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. SURVEYOR'S LICENSE NUMBER AND IN  
 PROFESSIONAL JUDGMENT, AS A LAND SURVEYOR REQUIRED BY THE STATE OF ILLINOIS, THE RELEVANT  
 DIMENSIONAL ACCURACIES OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SIGNED AT BENSENVILLE, ILLINOIS THIS 30th DAY OF MARCH, A.D. 2010

EDWARD J. MOLLOY AND ASSOCIATES, LTD.  
 AN ILLINOIS PROFESSIONAL CORPORATION

JOHN M. MOLLOY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432  
 MY LICENSE EXPIRES NOVEMBER 30, 2010 AND IS RENEWABLE

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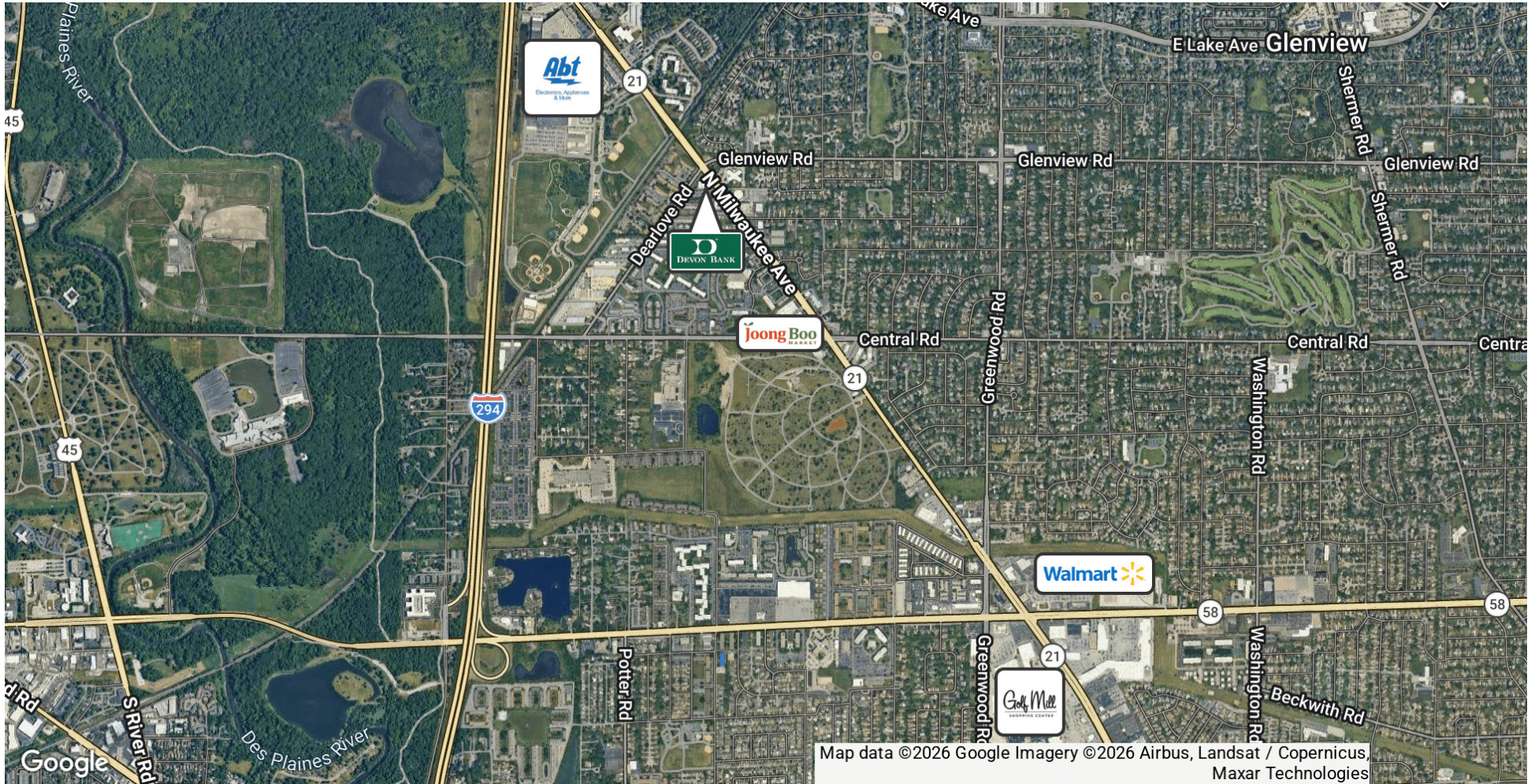
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# AERIAL MAP

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