

OFFERING MEMORANDUM

6754-6764 Northwest Hwy, Chicago, IL



1/2 BLOCK FROM EDISON PARK METRA STATION | SHOVEL-READY DEVELOPMENT



41-UNIT MIXED-USE DEVELOPMENT OPPORTUNITY | EDISON PARK, CHICAGO

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Opportunity Overview

A cleared, fully entitled infill development site in Edison Park approved for a four-story mixed-use building. The offering is the northern 145' x 145' parcel only. Major entitlement, design, survey, environmental, geotechnical and permit work has already been advanced, allowing a qualified purchaser to focus on final contractor information, closing and execution.

Approved Development

Asking Price	Upon request
Ownership will consider a partnership or joint venture with qualified buyers or development partners.	
Site	Approx. 21,025 SF / 0.48 acre
Residential	41 units / approx. 39,460 rentable SF
Average Unit Size	Approx. 962 rentable SF
Commercial	Approx. 3,920 SF ground-floor space
Parking	41 spaces: 25 indoor / 16 outdoor
Zoning	B3-5 with Type 1 approval
Transit	Approx. 1/2 block from Edison Park Metra
Building	Four-story mixed-use residential building
1-Bedroom	16 units
2-Bedroom	15 units
3-Bedroom	10 units
Parking	25 indoor + 16 outdoor = 41 spaces
Approved Floor Area	Approx. 54,801 SF

Seller retains the adjacent southern parcel for a separately approved future 41-unit development.

Illustrative Marketing Assumptions

For preliminary marketing discussion only, seller has used \$3.25/SF/month for market rate residential units and \$28.00/SF NNN for the commercial space. \$120 for indoor parking and \$90 for outdoor spaces. These assumptions are not projections, guarantees or representations of achievable performance.

Location & Transit

The property sits in the heart of Edison Park's Northwest Highway commercial corridor, approximately 1/2 block from the Edison Park Metra station. The location combines commuter access with an established neighborhood environment near dining, services, Park Ridge, Rosemont, Norwood Park, and O'Hare International Airport.

- Transit-oriented location with immediate Metra access.
- Prominent Northwest Highway frontage and neighborhood visibility.
- Established Northwest Side residential base with limited large-scale infill development opportunities.
- Walkable access to Edison Park and Park Ridge restaurants, retail, and neighborhood services.
- Convenient access to O'Hare, Rosemont and surrounding Northwest Side communities.

The offering consists solely of 6754-6764 N. Northwest Highway; the adjacent southern parcel is not included.

Entitlements & Execution Readiness

The development has completed the major pre-construction work typically associated with entitlement and site-risk reduction.

- B3-5 zoning and Type 1 development approval.
- January 2026 architectural permit set by Hanna Architects.
- Civil/site-development and topographic work.
- Boundary and topographic surveys.
- Phase I environmental assessment and follow-up subsurface/Phase II diligence.
- Geotechnical and soil-boring work.
- Existing structures removed; site is vacant land.

Permit Status

Seller advises that the remaining permit-completion items are GC and subcontractor information and intends to deliver the property shovel-ready by closing.

Affordable Housing, Tax Incentive & Structure Flexibility

Eight affordable units are shown in the approved development program, equal to approximately 19.5% of the 41 units.

That affordability percentage may position the completed project for Cook County's Affordable Housing Special Assessment Program, including the Tier 15 assessment incentive, subject to the purchaser satisfying all applicable eligibility, application, rent, income, timing and compliance requirements.

Independent Underwriting Required

Each prospective purchaser must independently evaluate the property, verify all project information and assumptions, and prepare its own financial models. Seller's marketing assumptions are provided only to frame the opportunity and are not a substitute for purchaser due diligence, tax advice, legal review or investment analysis.

Design Concept

The approved design combines residential uses with ground-floor commercial space along Northwest Highway and a one-for-one parking ratio for the 41 residential units.



Conceptual rendering. Final construction and finishes are subject to the approved plans, permits and purchaser execution.

Confidential Diligence, Contact & Disclaimer

A detailed diligence room is available to qualified purchasers after execution of the seller-approved confidentiality agreement. The diligence package includes project specific entitlement, permit, architectural, civil, survey, environmental, geotechnical and affordable-housing materials.

Contact

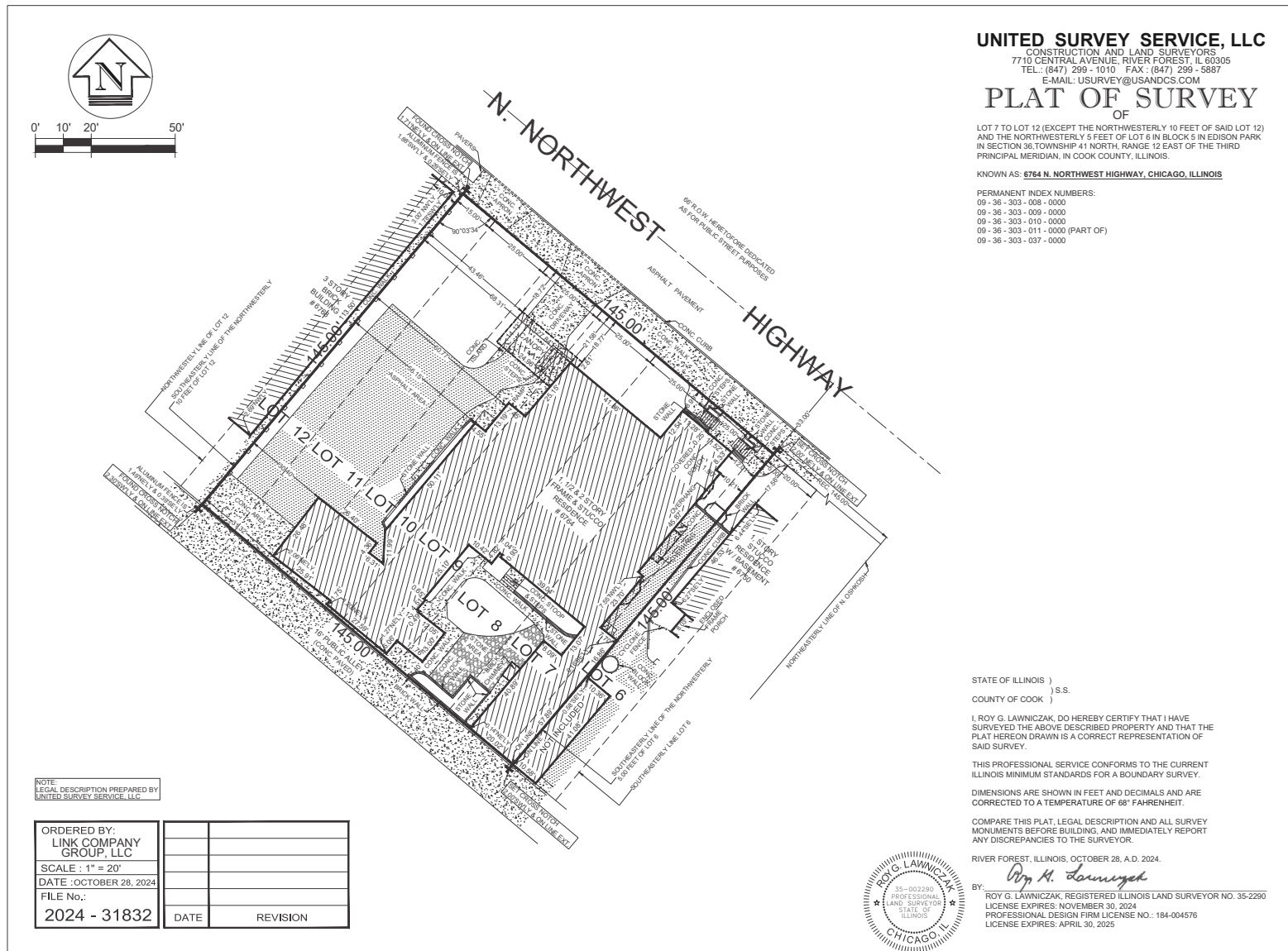
VALDIR BARION

Broker | @properties Christie's International Real Estate

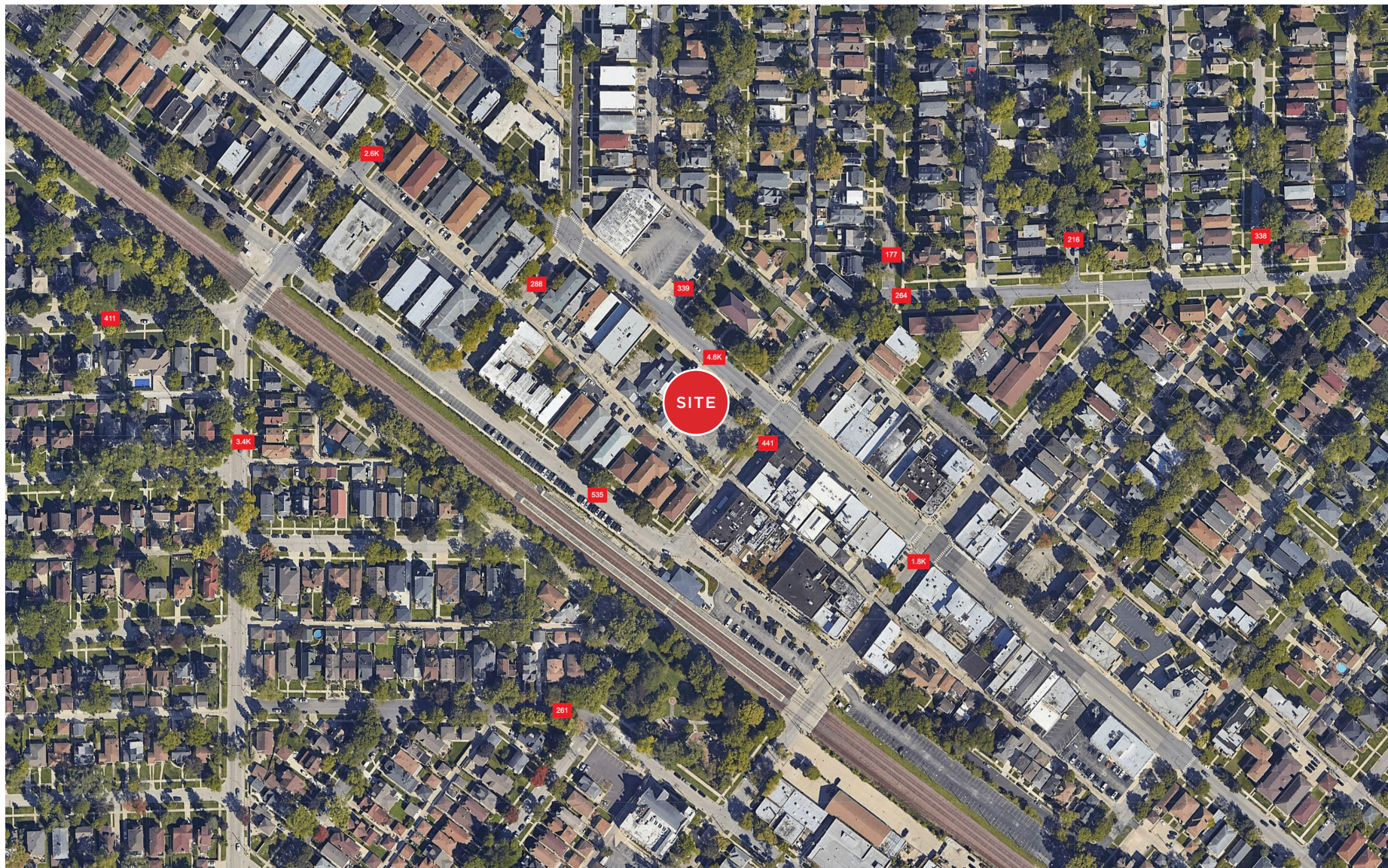
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Disclaimer

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a binding agreement. Information is believed reliable but has not been independently verified. Dimensions, areas, unit counts, zoning, permit status, rent assumptions, tax-incentive information and other project details are subject to purchaser verification. Each purchaser must independently underwrite the transaction, prepare its own financial models and determine the suitability and economics of the acquisition. Renderings are conceptual. Seller may modify, withdraw or reject any proposal at any time.



retail & traffic map



area information



demographics

	1 mile	3 mile	5 mile
2026 Estimated Population	24,372	165,948	483,188
2026 Estimated Households	10,112	66,555	189,166
2026 Estimated Average Household Income	\$196,315	\$160,707	\$146,148



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