

OFFERING MEMORANDUM

Coldwell Banker Commercial
of The Capone Group Real Estate

AVAILABLE FOR SALE!

Free Standing, 1 story (with basement) Medical Office Building
Zoned O-T (Office Transitional)

SUBJECT OFFERING

For Sale Only | Current Status - AVAILABLE
Three (3) Offices with the ability to build out more

217 55th Street | Clarendon Hills, IL 60514



TOTAL: 1211 sq. ft.
BELOW GROUND: 0 sq. ft., FLOOR 2: 1211 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 105 sq. ft., BASEMENT: 842 sq. ft., DECK: 381 sq. ft.
WALLS: 147 sq. ft.
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

INVESTMENT OVERVIEW

217 55th Street, Clarendon Hills, IL 60514

EXECUTIVE PROPERTY SUMMARY

The Capone Group Chicago Commercial Division of Coldwell Banker Commercial is pleased to present a 1 story medical office building with unfinished basement for sale.

Prime Clarendon Hills Office Building with High Visibility on 55th Street

This is a phenomenal opportunity to own a freestanding professional office building in desirable Clarendon Hills. Located on busy 55th Street, this property offers excellent visibility and signage potential, with 65 feet of frontage and nearly 12,000 square feet of land.

The main level features approximately 1,215 square feet of finished space, including:

- Three private offices, each equipped with sinks
- Two restrooms for client and staff convenience
- A flexible layout—expand the waiting area or add more offices to suit your needs

The unfinished basement offers an additional 947 square feet, ideal for storage or future build-out.

Other highlights include:

- 11+ on-site parking spaces for easy client and staff access
- ADA-compliant entry with a ramp and deck on the east side
- Zoned O-T (Office Transitional)—perfect for medical, dental, or professional office use

Whether you're an owner-user or an investor, this property is a great opportunity to secure a well-located, highly visible commercial space in a thriving area.

ASKING PRICE

\$475,000.00

PROPERTY/TRANSACTION HIGHLIGHTS

- Land Size: ± 11,659 (.26+ AC)
- Year Built: 1958
- Zoning: O-T
- Taxes: \$6,435 (2024)
- Sale Type: Investment/Owner user
- Parcel Number: 09-14-100-055
- Positioned in a highly dense residential and commercial area
- Excellent visibility and high traffic counts
- Parking: 11 exterior spaces
- Commercial space was operated by a doctor's medical practice

LOCATION HIGHLIGHTS

- Strategically located
- Great frontage (65 feet) on busy 55th Street
- Easily accessible to major highways
- Great signage potential

Please let me know if there is any interest or questions after review!

Kyle Capone, ACP, RENE | Founder's Club
Chicago Agent Magazine | Who's Who 2021-2024
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