

HIGH-VISIBILITY 6,000SF MEDICAL & PROFESSIONAL OFFICE BUILDING | OWNER-USER OPPORTUNITY

2071 Irving Park Rd Hanover Park, IL 60133



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a freestanding commercial building totaling approximately 6,048± SF with an estimated 5,528 SF of usable/leasable area, ideally positioned along a high-traffic commercial corridor with exposure to nearly 25,000 vehicles per day (per IDOT). This versatile property offers outstanding visibility, strong signage potential, convenient accessibility, and ample on-site parking, making it an ideal fit for investors or owner-users seeking long-term upside.

The fully sprinklered building is thoughtfully configured for medical, dental, professional office, wellness, and service-oriented businesses, with flexible suite layouts that can accommodate a wide range of users. One of the units previously operated as a dental practice and still contains valuable plumbing and electrical infrastructure that could significantly reduce buildout costs for a future dental or specialty medical user.

OFFERING SUMMARY

Sale Price:	\$725,000
Number of Units:	Multi-Tenant Layout
Lot Size:	14,280 SF
Gross Leasable Area:	5,528
Parking Spaces:	22
Zoning:	B-1

Paul Proano
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Building Name	High-Visibility 6,000 SF Medical & Professional Office Building Value-Add Investment or Owner-User Opportunity
Property Type	Office
Property Subtype	Office Building
APN	06253010350000
Building Size	6,048± SF
Lot Size	14,280 SF
Building Class	C
Year Built	1979
Number of Floors	2
Number of Buildings	1



- Approximately 6,048± SF freestanding commercial building
- Estimated 5,528± SF of usable/leasable area
- Exposure to nearly 25,000 vehicles per day (per IDOT)
- Flexible layout ideal for medical, dental, office, wellness, or professional service users
- existing dental plumbing, electrical, and operator infrastructure
- Value-add investment opportunity with lease-up and long-term appreciation potential
- Ideal owner-user opportunity with supplemental income potential
- Fully sprinklered building with adaptable floor plans
- Ample on-site parking with excellent accessibility
- Strong visibility, signage potential, and commercial street presence

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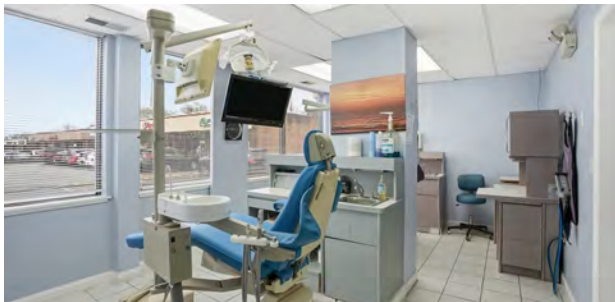
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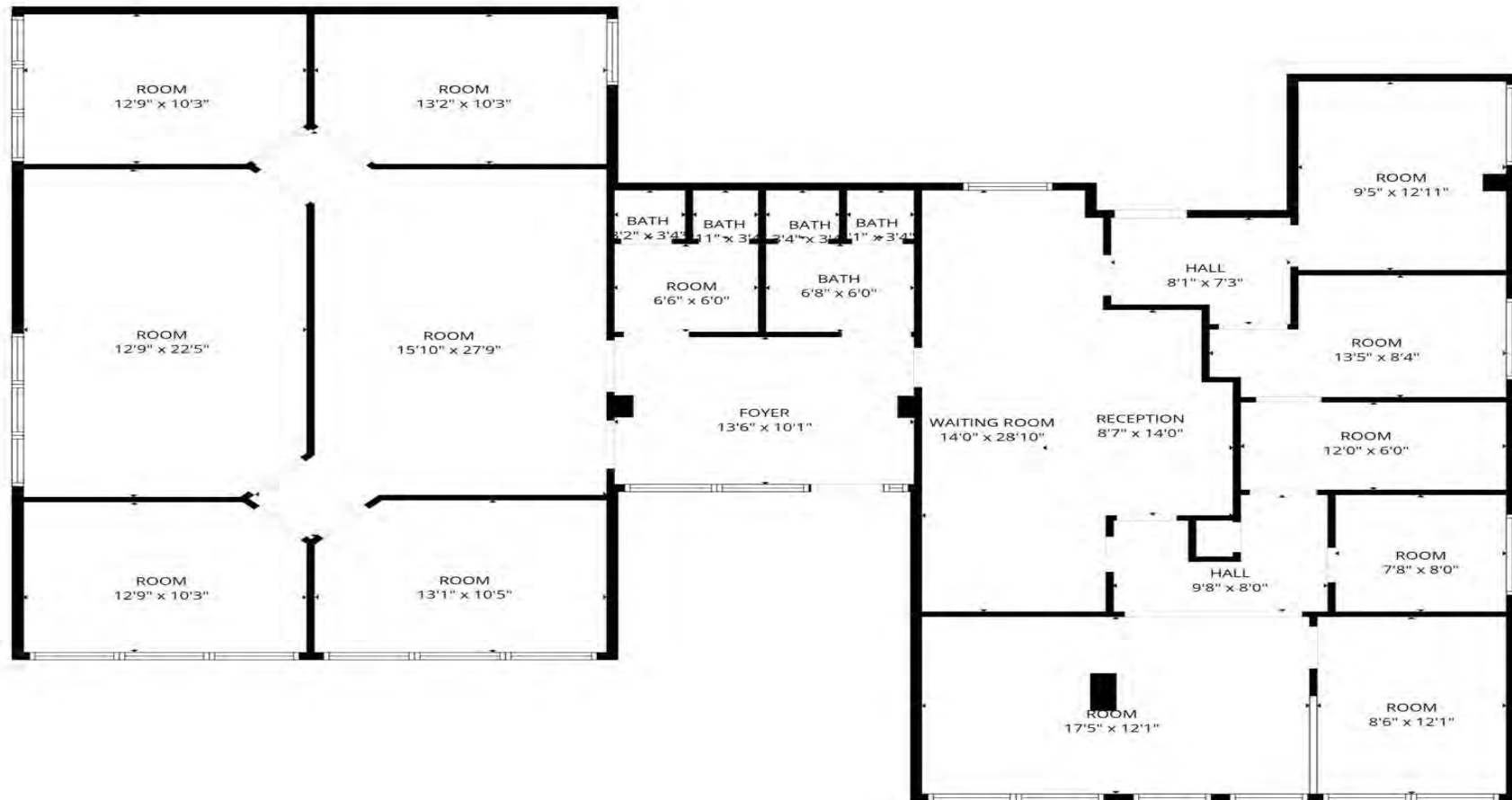
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Total GLA: 2704 sq. ft | Total: 2704 sq. ft
1st floor: 2704 sq. ft

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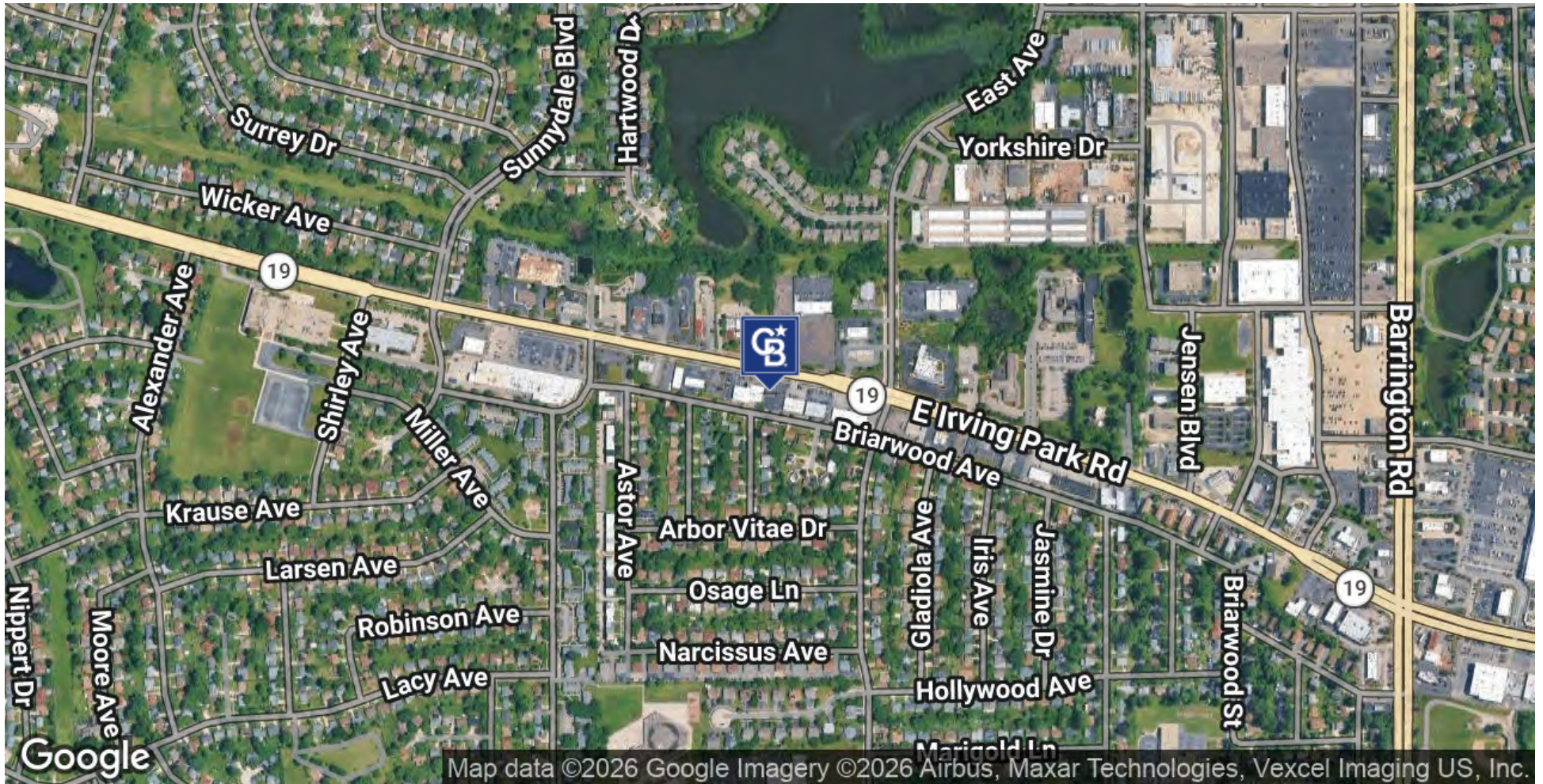
Total GLA: 2824 sq. ft | Total: 2824 sq. ft
2nd floor: 2824 sq. ft

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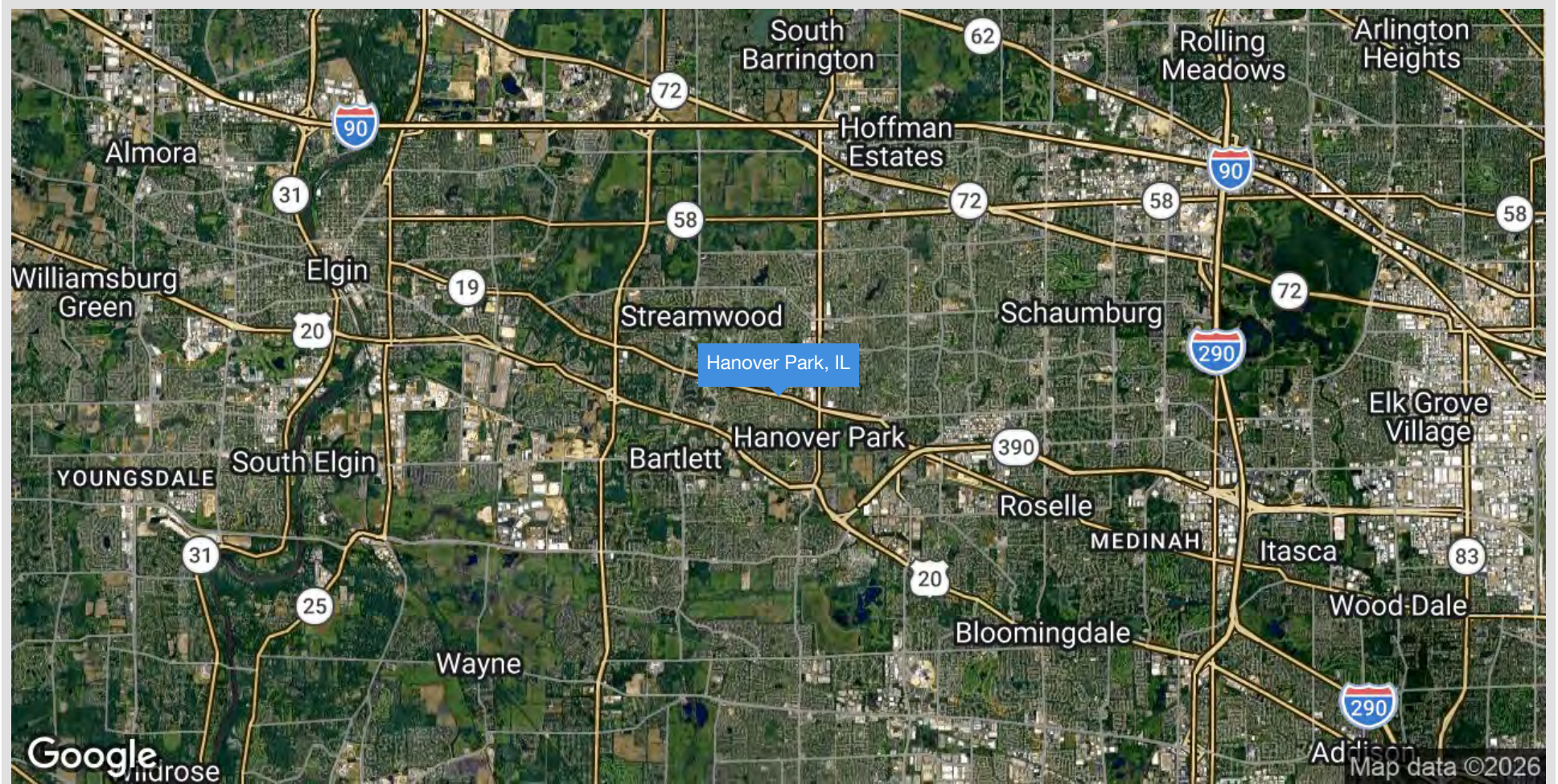
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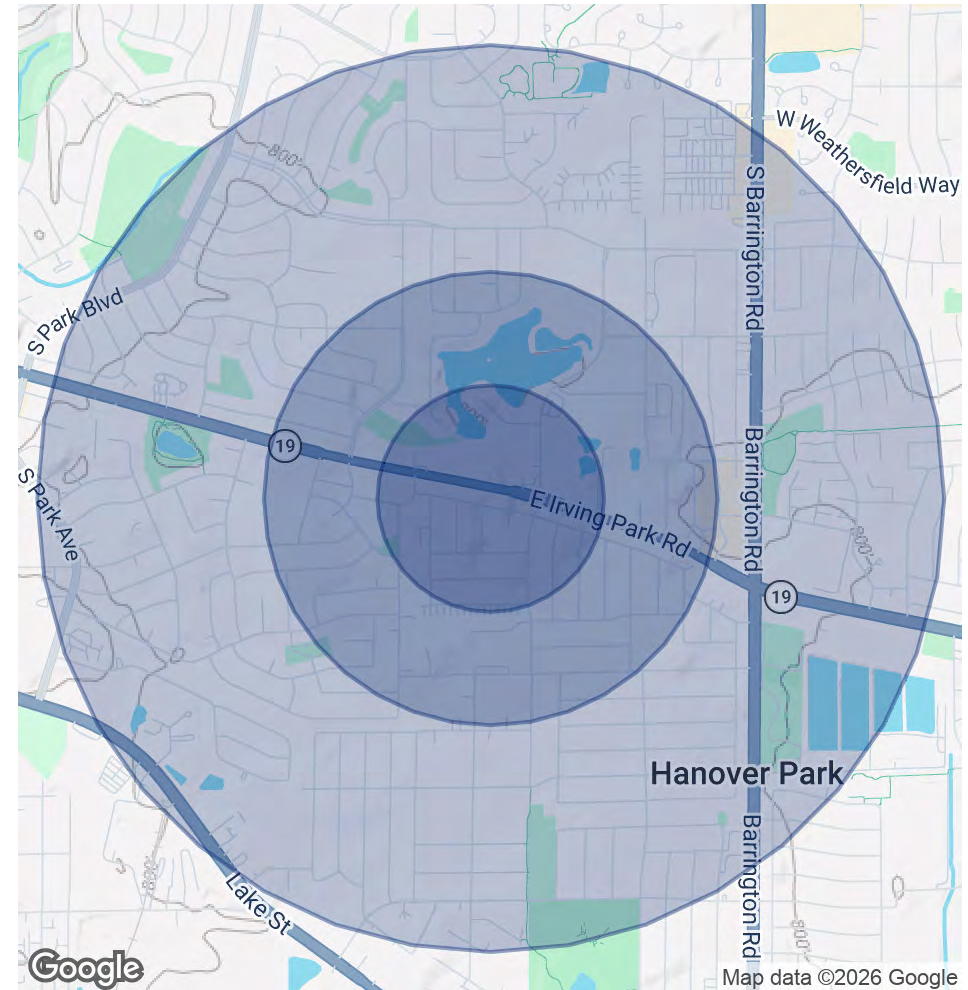
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,114	6,376	20,280
Average Age	26.2	30.8	34.5
Average Age (Male)	26.5	30.8	34.4
Average Age (Female)	24.9	29.7	34.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	478	1,532	5,780
# of Persons per HH	4.4	4.2	3.5
Average HH Income	\$115,993	\$117,047	\$103,932
Average House Value	\$249,054	\$251,417	\$254,475

2023 American Community Survey (ACS)



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