



BAIRD & WARNER

COMMERCIAL

1204 E Central Road, Arlington Heights

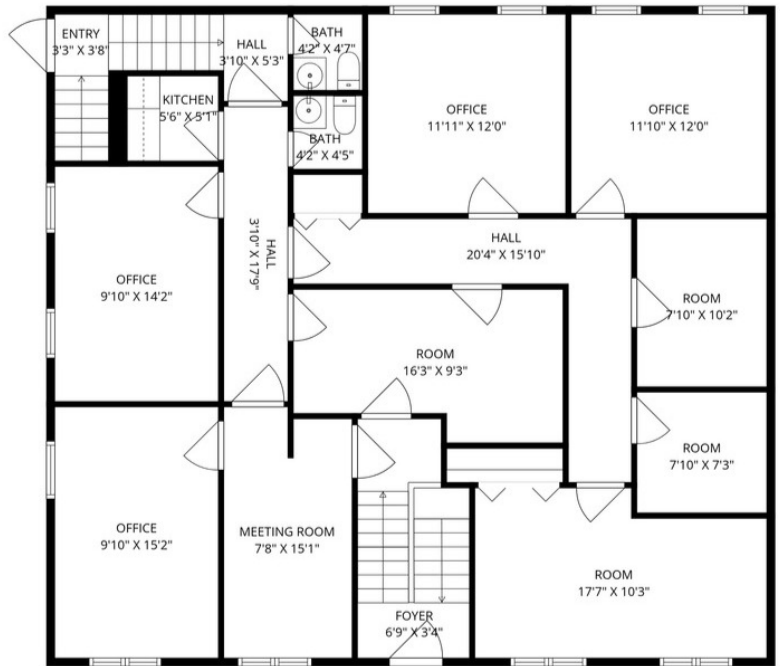
B-4 ZONING | 3,268 SQUARE FEET

All-brick, 3,200 SF two-story office building on the northeast corner of E. Central Rd. and S. Cleveland Ave., offered in excellent condition. Flexible ownership options - occupy the entire building or offset costs by leasing part of it. Each floor is roughly 1,800 SF; the second floor currently has a 600 SF month-to-month tenant. Separate Tax ID numbers for each floor provide the potential to sell portions individually. The first floor was fully remodeled in 2008 and features premium carpet, extensive built-ins, granite countertops, CAT5 wiring, and a full kitchen with cooktop, refrigerator, microwave, dishwasher, and trash compactor (appliances included). On-site parking for 12 vehicles and a monument sign fronting Central Rd.





BASEMENT



1ST FLOOR

TOTAL: 3268 sq. ft
 Basement: 1599 sq. ft, 1st floor: 1669 sq. ft
 EXCLUDED AREAS: UTILITY: 33 sq. ft, WALLS: 164 sq. ft

All Dimensions Are Approximate. This Plan Is For Marketing Purposes Only.



SCAN FOR
MORE INFO

\$675,000.00
LISTED

\$24,472.80
2024 TAXES

3,268
SQUARE FEET



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