

1437 Oakton Street

PARK RIDGE, ILLINOIS

PREMIER INVESTMENT OPPORTUNITY

Table Of Contents

- 2 EXECUTIVE SUMMARY
- 3 INVESTMENT HIGHLIGHTS
- 4 PROPERTY OVERVIEW
- 6 MAP
- 7 COMMUNITY OVERVIEW
- 9 PHOTOGRAPHY

FULTON GRACE

Executive Summary

The subject property is a church located at 1437 W Oakton St, Park Ridge, IL 60068 and a 21 space parking lot immediately to the east (collectively, the "Property").

Fulton Grace Realty, by its broker, Brian Gryll, has been granted the privilege of having the sole and exclusive right to offer this rarely available property and potential investment and/or development opportunity for sale.

Located in the affluent North Shore of Chicago, the Property is zoned R-2 with 2 buildable lots.

Recent area investments such as new construction condos/rentals, grocery stores, restaurants, and entertainment venues have consistently brought in new homeowners and tenants to this booming and dynamic area of Chicagoland.



Investment Highlights

RESILIENT AND GROWING MARKET

Chicagoland and the North Shore are experiencing steady population growth within the investable core and rapidly increasing employment opportunities due to a lower cost of labor and housing compared to coastal cities. The most recent data shows Chicagoland's multifamily fundamentals strengthened through year-end 2025 as leasing demand continued to exceed the pace of new supply. Vacancy declined to 5.0%, materially below the national average, reflecting sustained absorption and limited inventory expansion. These dynamics are forecasted to continue in the coming years, as this region remains one of the most supply-constrained multifamily markets nationally, with demand continuing to outpace new deliveries.

STABLE AND VIBRANT ECONOMY

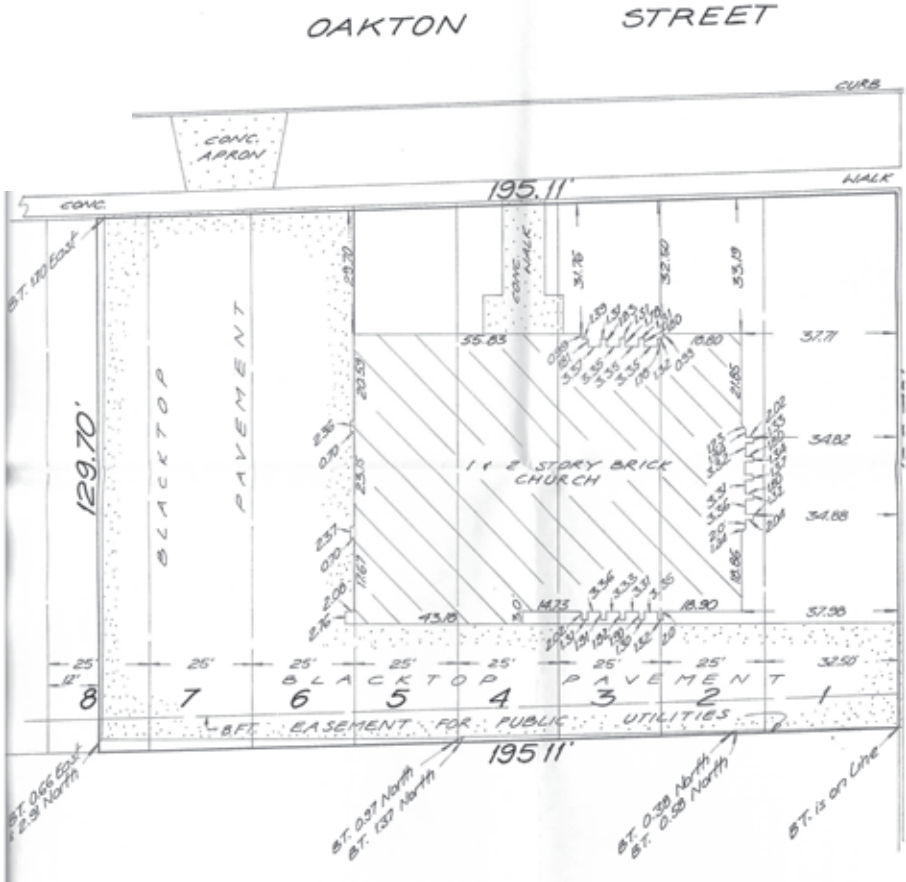
With a nearly \$900B GDP, the Chicago MSA is a leading economic powerhouse in the US, third only to New York and Los Angeles. With over 300,000 jobs located in the loop alone, Chicagoland is home to 34 Fortune 500 companies, representing a diverse group of industries, immune to any single sector downturn. Continued public investment has been pledged to ensure the continued growth of the fast-paced tech and innovation sectors of Chicago and its surrounding suburbs.

Property Overview

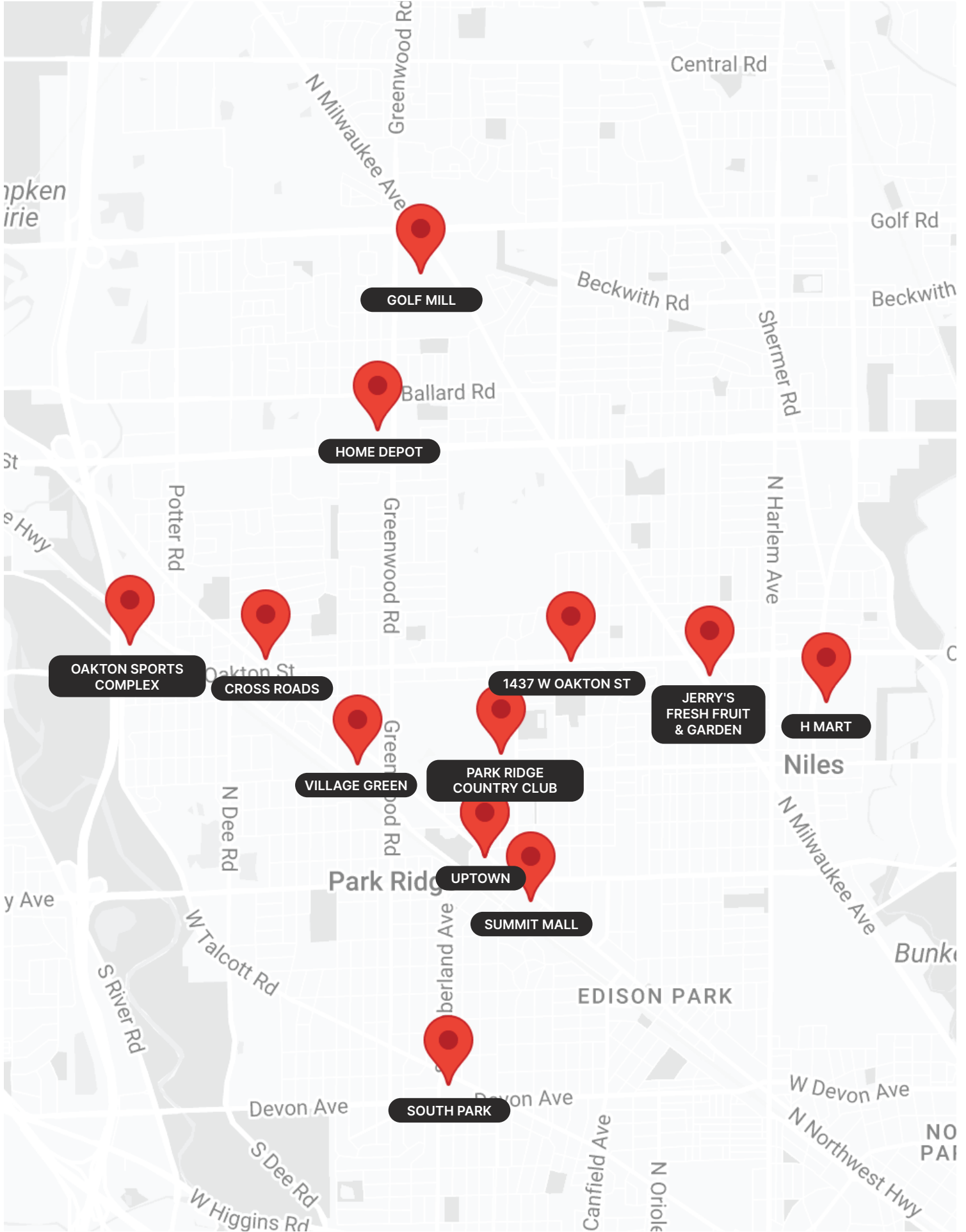
1437 OAKTON STREET

Located in the affluent North Shore of Chicago, the subject property is in a highly-attractive location the Property is currently zoned R-2 and consists of 2 buildable lots.

Parcel	Dimensions	Square Feet	Acres	PINs	Parking Spaces
Church	195.11' x 129.70'	25,304.8 sq ft	.59	8	25 +2 Handicap



- PINS:**
- 29-26-100-003
 - 29-26-100-004
 - 29-26-100-005
 - 29-26-100-006
 - 29-26-100-007
 - 29-26-100-008
 - 29-26-100-009
 - 29-26-100-010





Community Overview

PARK RIDGE, IL

Park Ridge is a premier, family-friendly Chicago suburb in Cook County with over 37,000 residents, located 15 miles northwest of downtown and adjacent to O'Hare Airport. Located in the affluent North Shore of Chicago, Park Ridge is known for its high quality of life. The city boasts a bustling uptown area, excellent schools, the historic 1928 Pickwick Theatre, and convenient Metra commuter rail access.

Key Facts

NUMBER OF HOUSING UNITS 14,384; 82.8% Owner Occupied

AVERAGE HOUSEHOLD SIZE 2.56 persons

HOUSING STOCK 77% single family detached; 23% multi-family & townhomes

Travel Options

Metra Commuter Train Stations: Uptown and Dee Road

Pace buses: 209, 240, 241, 290; CTA buses: 68

CTA Blue Line

Park Ridge Taxi

Kennedy Expressway (I-90) ; Tri-State Tollway (I-294)

Largest Employers

Lutheran General Hospital (Advocate Health Care System)

School District 207; City of Park Ridge

Park Ridge Public Library

Park Ridge Park District



Shopping Districts

Uptown
Summit Mall
South Park
Village Green
Crossroads
Golf Mill

Local Newspapers

Park Ridge Herald-Advocate
Niles-Park Ridge Journal

Recreational Amenities

Park Ridge Country Club
Oakton Sports Complex
Numerous Parks / Tennis Courts / Baseball Fields
Public Pool and Splash Pad
Bicycle-friendly roads

Nearby Stores

Home Depot
H-Mart
Trader Joe's
Jerry's Fresh Fruit & Garden

Exterior



Interior

