



PROPERTY DESCRIPTION

1765 Busse Highway presents a rare, turnkey automotive facility in one of the most supply-constrained industrial corridors of Des Plaines. Formerly operated as a successful auto body repair business, the property is purpose-built for automotive service, collision repair, specialty vehicle work, or related trades, with infrastructure already in place to support immediate operations.

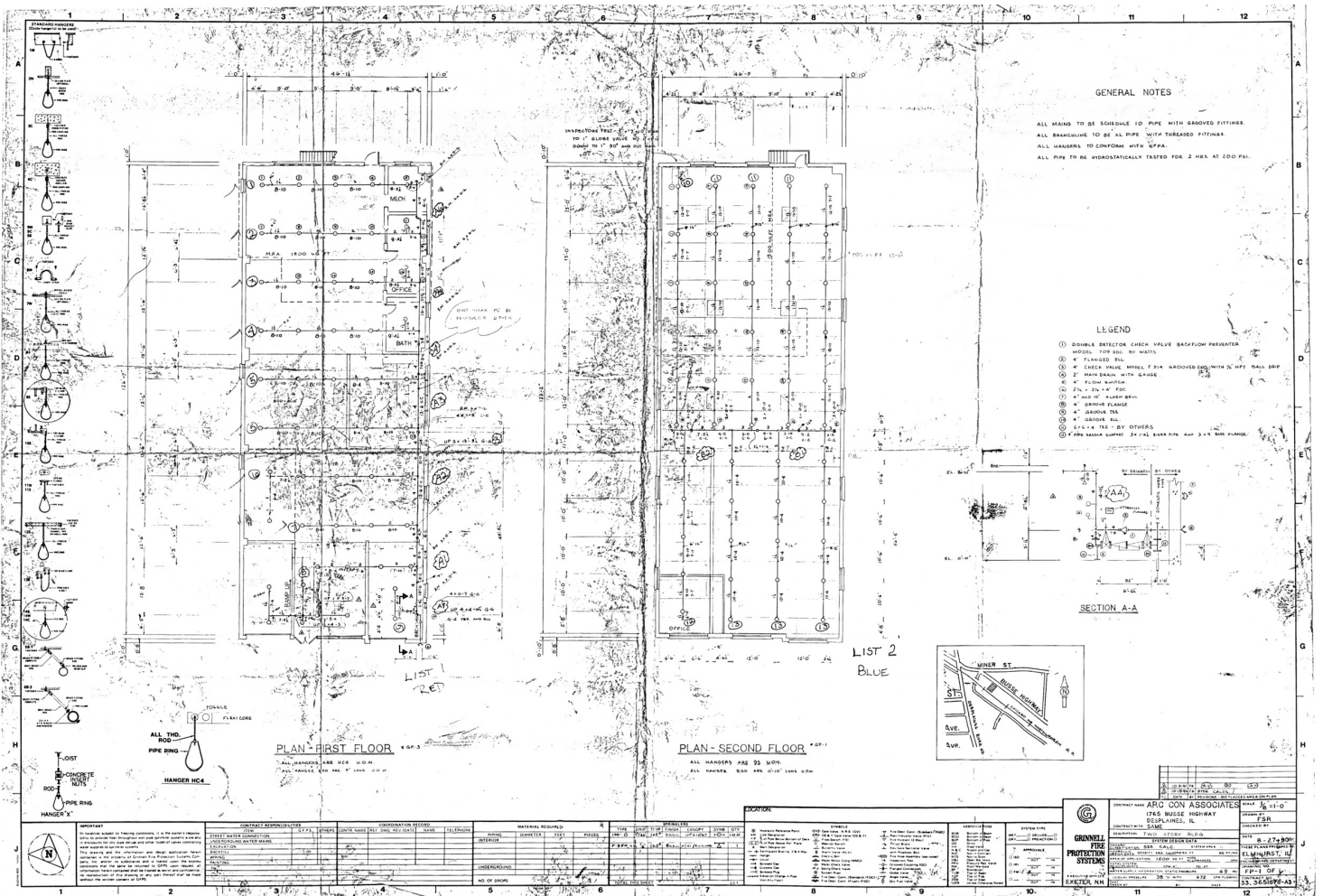
The building totals approximately 12,310 square feet across two stories and strong visibility along Busse Highway. The property's M-1 zoning allows for a wide range of automotive and light industrial uses, offering both flexibility and long-term value.

OFFERING SUMMARY

Sale Price:	\$999,995
Building Size:	12,310 SF
2024 Taxes	\$48,668.43
Zoning	M-1
Property Index Number (PIN)	09-21-107-032-0000

PROPERTY HIGHLIGHTS

- Automotive-Ready Infrastructure
- Professional-grade paint booth and automotive lift (available with purchase)
- Two oversized drive-in doors accommodating vehicles and equipment
- 14-16 sq. ft. clear heights supporting lifts, ventilation, and specialty work
- Robust power and natural gas service for demanding shop operations
- Existing ventilation, workspace layout, and shop flow designed for auto body and repair use
- A direct drive-in ramp to the second level provides a rare operational advantage, allowing vehicle access to both floors and maximizing usable square footage.



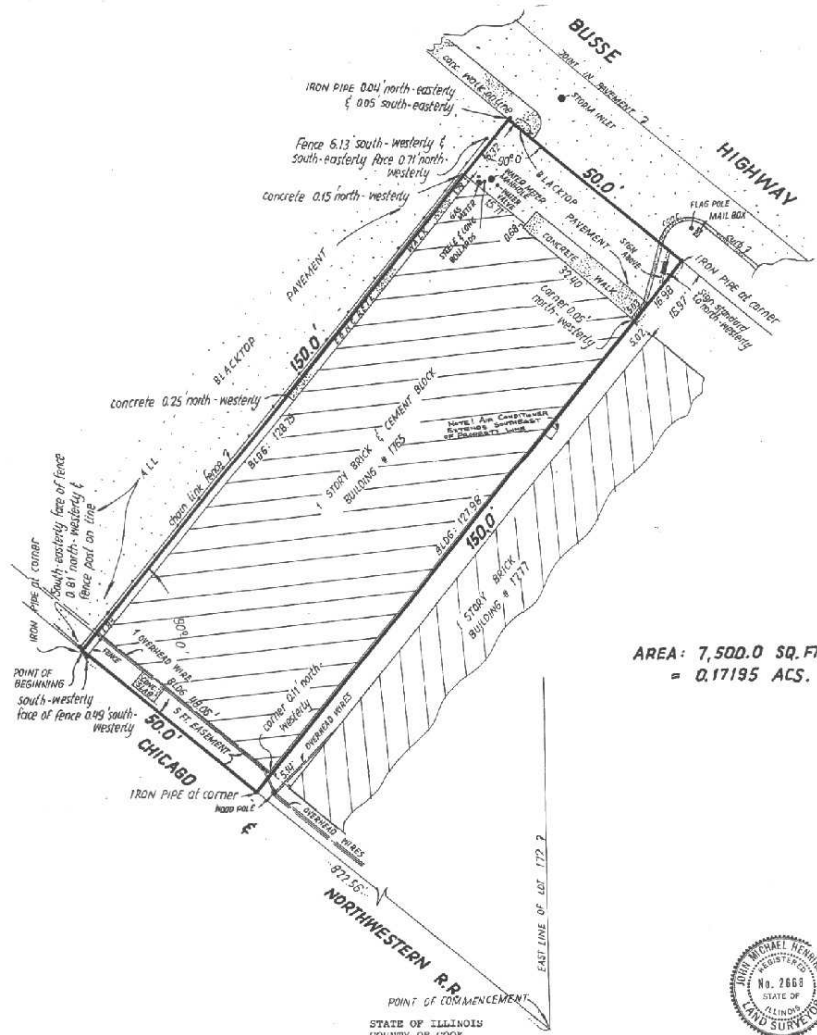
5485 N. PARKSIDE AVE.
 CHICAGO, ILLINOIS 60630
 312-763-4575

PLAT OF SURVEY

By
JOHN M. HENRIKSEN
 OF



That part of lot 172 in Town of Bond (now DesPlaines) being a Subdivision of part of Sections 16, 17, 20 and 21, Township 41 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the South Easterly corner of said lot 172, being the intersection of the East line of said lot with the North Easterly line of the right of way of the Chicago and Northwestern Railroad; thence North Westerly along the South Westerly line of lot 172 a distance of 822.56 feet for a point of beginning; thence North Easterly on a line drawn at right angle to the South Westerly line of lot 172 a distance of 150 feet to the South Westerly line of Highway commonly known as Busse Highway; thence South Easterly along the South Westerly line of Busse Highway, being a line 150 feet North Easterly of and parallel with the South Westerly line of lot 172, a distance of 50.0 feet; thence South Westerly on a line drawn at right angle to the South Westerly line of lot 172 a distance of 150 feet to the South Westerly line of lot 172; thence North Westerly along the South Westerly line of lot 172 a distance of 50 feet to place of beginning, in Cook County, Illinois.**



AREA: 7,500.0 SQ. FT.
 = 0.17195 ACS.



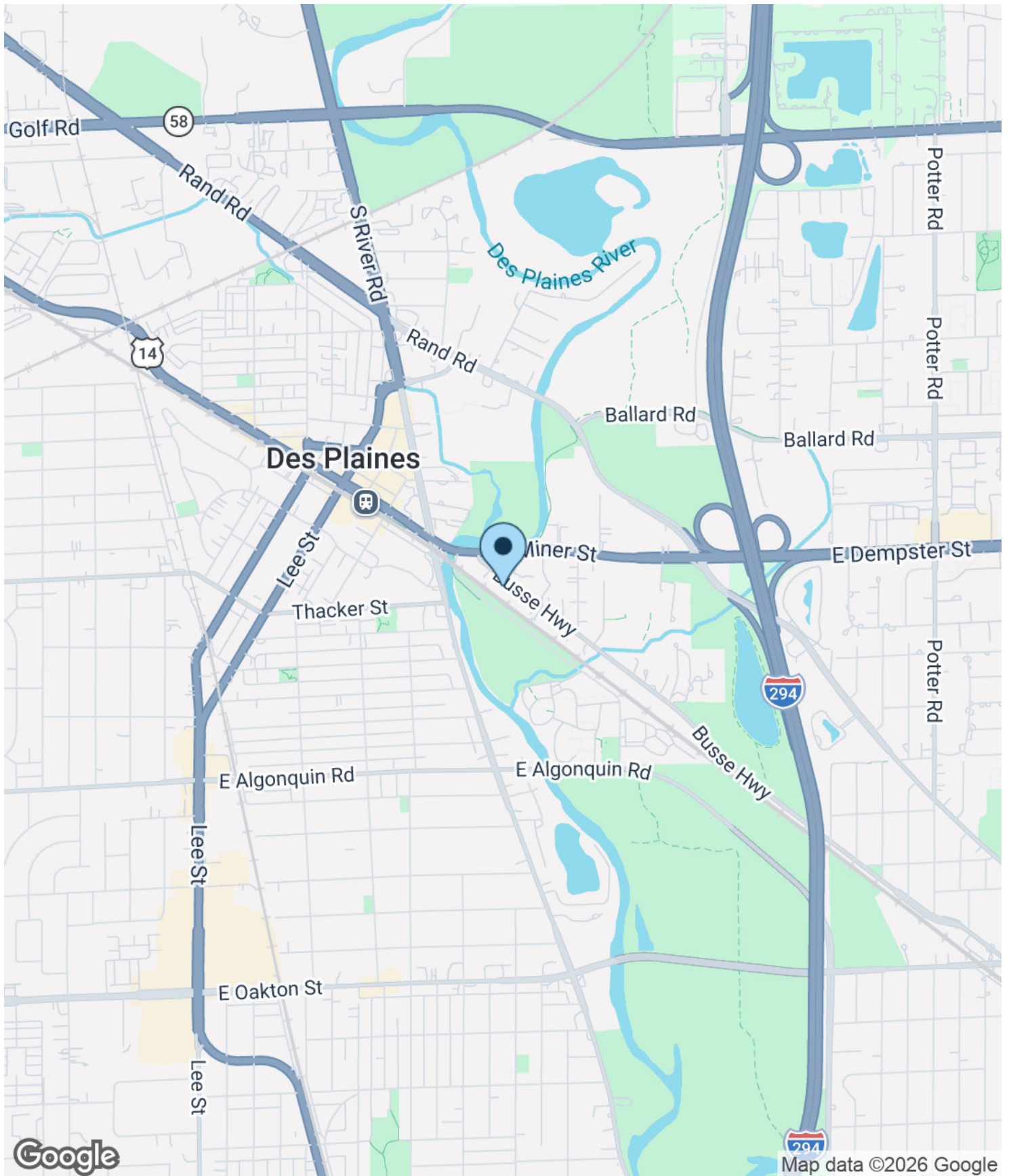
ORDER NUMBER 871432
 DATE SEPTEMBER 16 1987
 SCALE 1" = 15 FEET
 ORDERED BY BRUCE M JANCOVIC

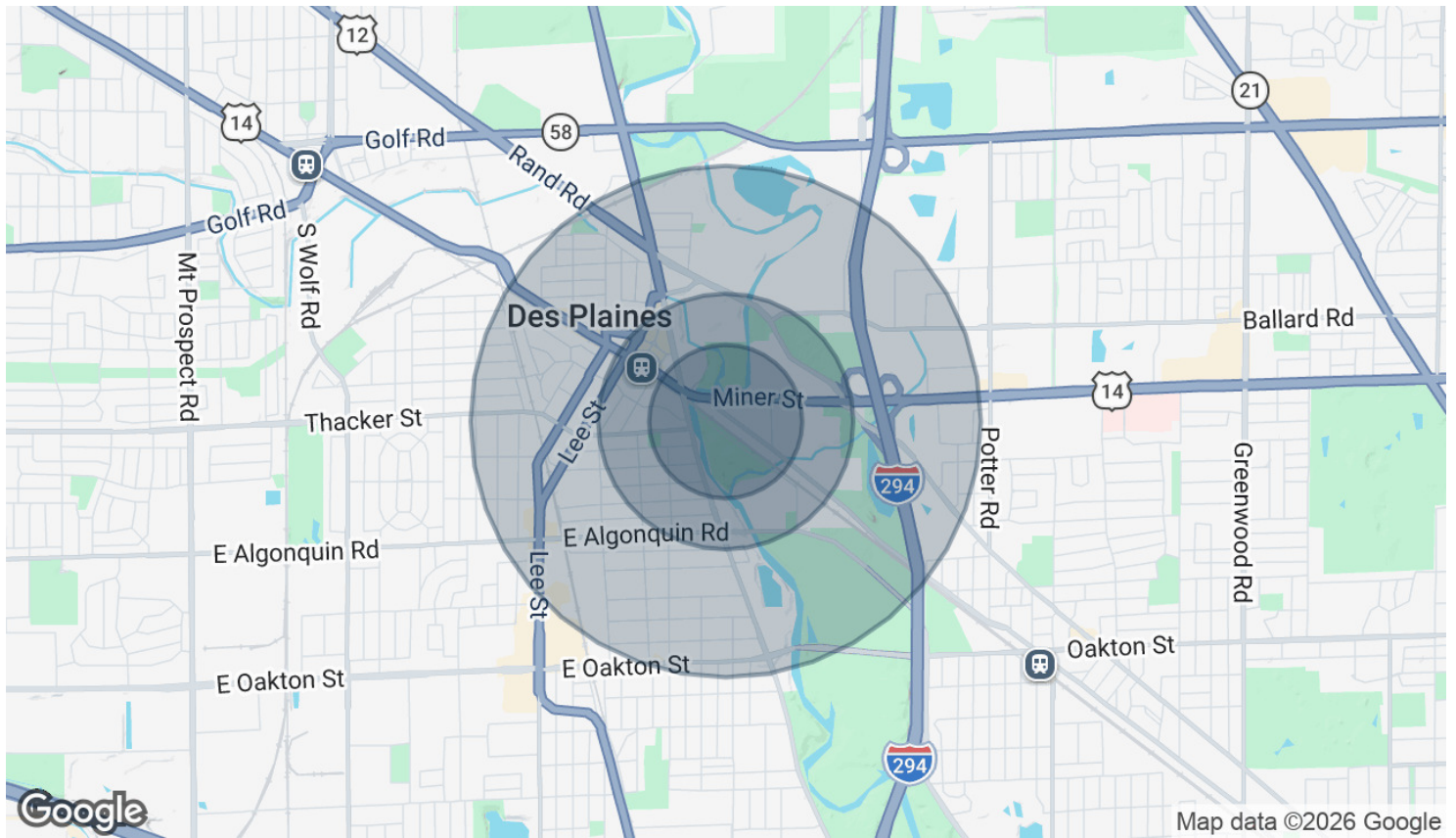
- *BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
- *PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
- *COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
- *DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

TO: ALL PARTIES INTERESTED IN TITLE TO THE DESCRIBED PROPERTY AND TO HERBERT SCHEISSER JR. AND ATTORNEY'S TITLE GUARANTEE FUND INC., ITS SUCCESSORS, EXEMPTORS AND ASSIGNEES.

I, JOHN MICHAEL HENRIKSEN, AN ILLINOIS REGISTERED LAND SURVEYOR #35-2668 HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND HAVE PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEY AND PLAT OF BOTH THE LAWS OF THE STATE OF ILLINOIS AND OF THE ILLINOIS LAND SURVEY STANDARDS JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, THE ILLINOIS STATE BAR ASSOCIATION, THE ILLINOIS REGISTERED LAND SURVEYOR ASSOCIATION AND THE SOCIETY OF PROFESSIONAL LAND SURVEYORS, IN 1968, AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEY JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1962, AND REAFFIRMED SEPTEMBER 21, 1979.

CHICAGO, ILLINOIS, SEPTEMBER 16 1987
John M. Henriksen
 ILLINOIS REGISTERED LAND SURVEYOR #35-2668





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,645	5,036	16,680
Average Age	48	48	46
Average Age (Male)	45	45	43
Average Age (Female)	50	50	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	839	2,583	7,831
# of Persons per HH	2	1.9	2.1
Average HH Income	\$103,630	\$101,250	\$102,692
Average House Value	\$293,572	\$303,249	\$334,542

2020 American Community Survey (ACS)