

FOR SALE/LEASE

Commercial - Retail / Stores
Light Receiving & Distribution

800 W. Northwest Hwy
Arlington Heights,
IL 60004



Presented by:

Timothy Keenan

773-983-0741 | TimK@CRER.com

Chicago Real Estate Resources, Inc.
205 N. Michigan Ave. Suite 2950
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www.CRER.com

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REAL ESTATE
RESOURCES INC

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■ CRER QUALIFICATIONS



Timothy Keenan

Commercial Broker

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TimK@CRER.com

2016 – TOP COMMERCIAL PRODUCER, COMMERCIAL GROSS SALES

2015 – TOP COMMERCIAL PRODUCER, SILVER MULTI – FAMILY 5+ UNITS

2014 – TOP COMMERCIAL PRODUCER, MULTI – FAMILY 5+ UNITS

2013 – TOP COMMERCIAL PRODUCER, GOLD MULTI – FAMILY 5+ UNITS

2012 – TOP COMMERCIAL PRODUCER, PLATINUM MULTI – FAMILY 5+ UNITS

2011 – TOP COMMERCIAL PRODUCER, COMMERCIAL GROSS SALES

2010 – TOP COMMERCIAL PRODUCER, SALES VOLUME

2009 – TOP COMMERCIAL PRODUCER, SALES VOLUME

Timothy Keenan

After graduating from Penn State University, where he studied business, Timothy moved to Chicago and set his sights on commercial real estate. Seeking out more niche-orientated opportunities within the industry, he joined with Eric Janssen, founding principle of Chicago Real Estate Resources. CRER has a unique market position in receivership services and is a boutique operation where Timothy felt that he had great growth potential.

■ CRER QUALIFICATIONS

Timothy's transactional experiences include multi-family, mixed use, retail, fractured condo developments, industrial, commercial and land sales. He also oversees more complex deals such as REO auctions, note purchases, portfolio note purchases, and portfolio REO. This wide range of knowledge has made him an asset to many of his clients. Timothy prides himself on working on many challenging deals for his clients and seeing them through from start to finish.

Timothy participates in many charity causes, which includes having raised \$275,000 through a college dance marathon for kids with cancer. He continues work on his mission of helping those in need by working closely with Chicago's Toys for Tots charity, hosting an annual Toys for Tots event for the past nine years.

Timothy's professional affiliation includes the International Council of Shopping Centers (ICSC), The Chicago Association of Realtors (CAR), The Young Professional Network (YPN) and The West Central Association Chamber of Commerce (WCA).ial Producer Sales Volume

PROPERTY INFORMATION



800 W. Northwest Hwy, Arlington Heights, IL 60004

The subject property is located in Arlington Heights which is a submarket of Schaumburg.

Arlington Heights is a village in Cook County in the U.S. state of Illinois. A suburb of Chicago, it lies about 25 miles northwest of the city's downtown. It is the most populous community in the United States that is incorporated as a "village", although it is not far ahead of its nearby neighboring villages of Schaumburg and Bolingbrook and adjacent Palatine.

Arlington Heights is known for Arlington Park Race Track, home of the Arlington Million, a Breeders' Cup qualifying event; it also hosted the Breeders' Cup Classic in 2002. The village is also home to the Arlington Heights Memorial Library, which has one of the largest collections in the state.

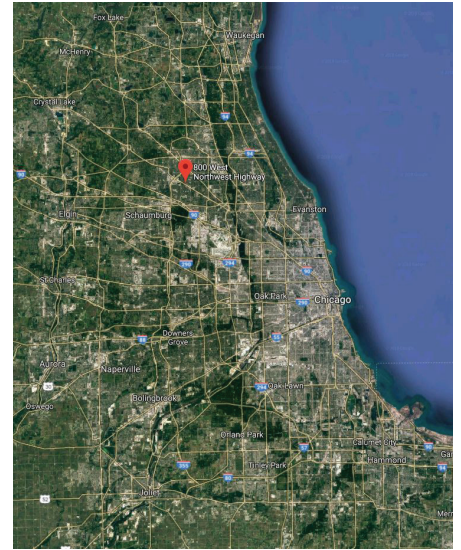
PROPERTY DESCRIPTION

- Two Showrooms
- Three Offices
- Conference Room
- Warehouse

AERIAL OVERVIEW

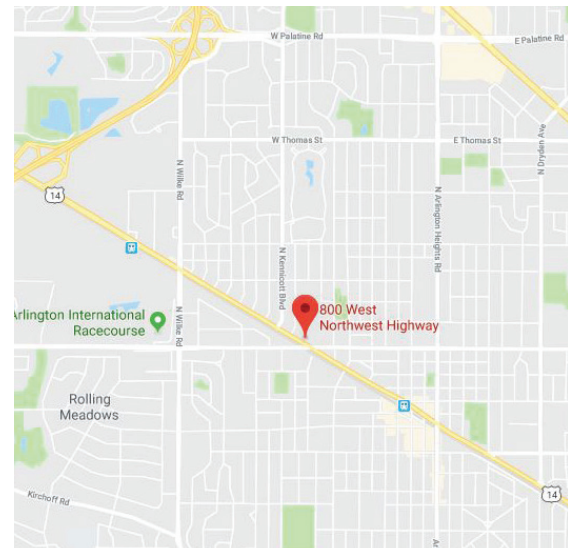
PROPERTY DESCRIPTION

Price:	\$399,000
PIN:	03302270240000
Zoning:	Retail
Actual Zoning:	R1
Approx Year Built:	1962
Frontage Access:	Signal, Intersection
Potential Use:	Commercial, Industrial, Office, Retail, Special Use
Lot Dimension:	7592 Sqf
Approx Building Size:	3315 Sqf
Number of Stories:	1
Number of Drive-In Doors:	1
Number of TL Docks:	1
Ceiling Height:	20Ft



PROPERTY DESCRIPTION

- Signaled Intersection
- Exposure on a hard corner
- Ideal for Owner / User
- Ideal for Investment
- Warehouse space with overhead door for shipping and receiving .
- Traffic count Heavy on Northwest Hwy
- Previously occupied by Carpet Company for sales, warehousing, shipping & receiving
- See page 12 and 13 for retail map



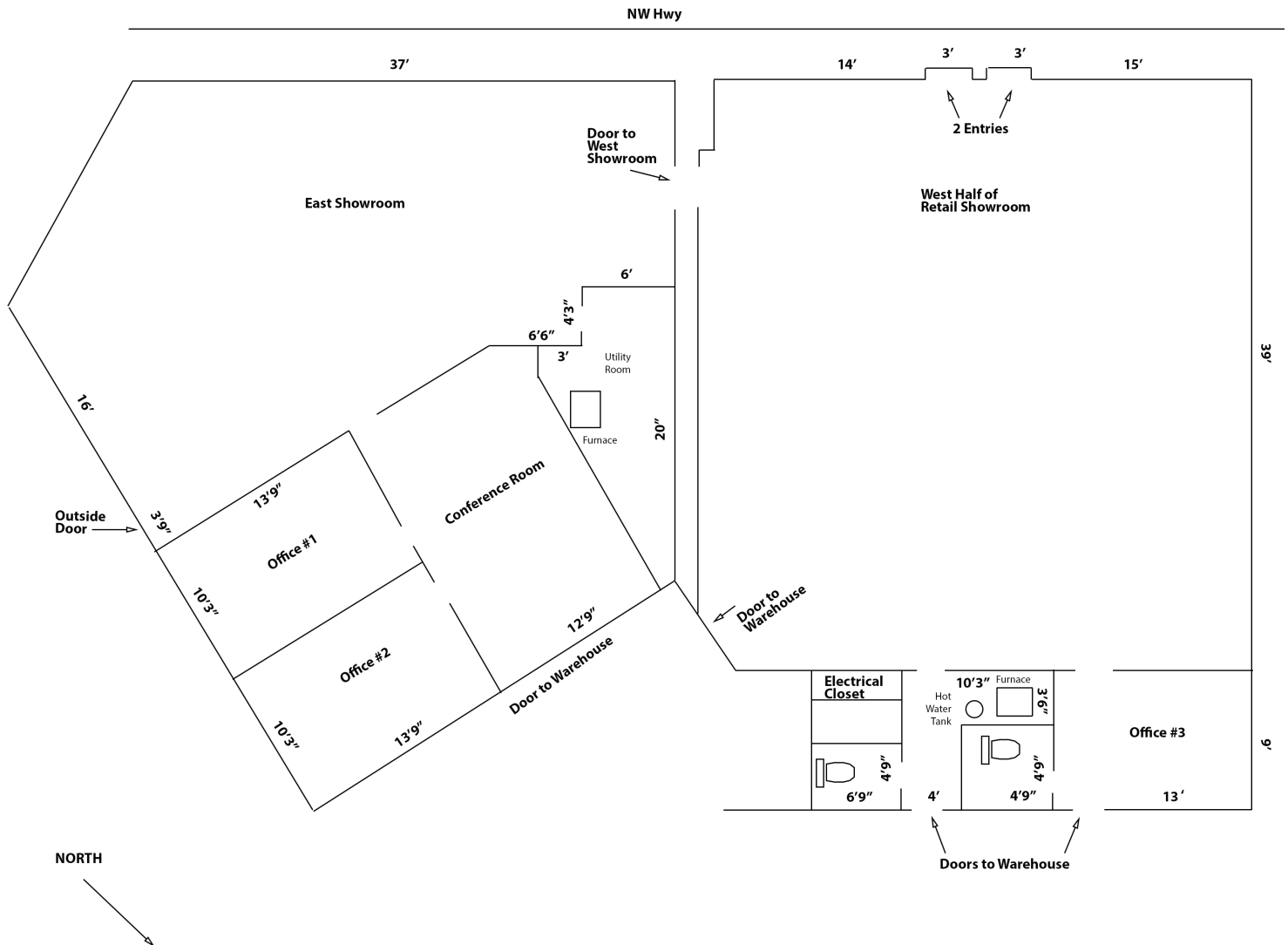
PROPERTY PHOTOS



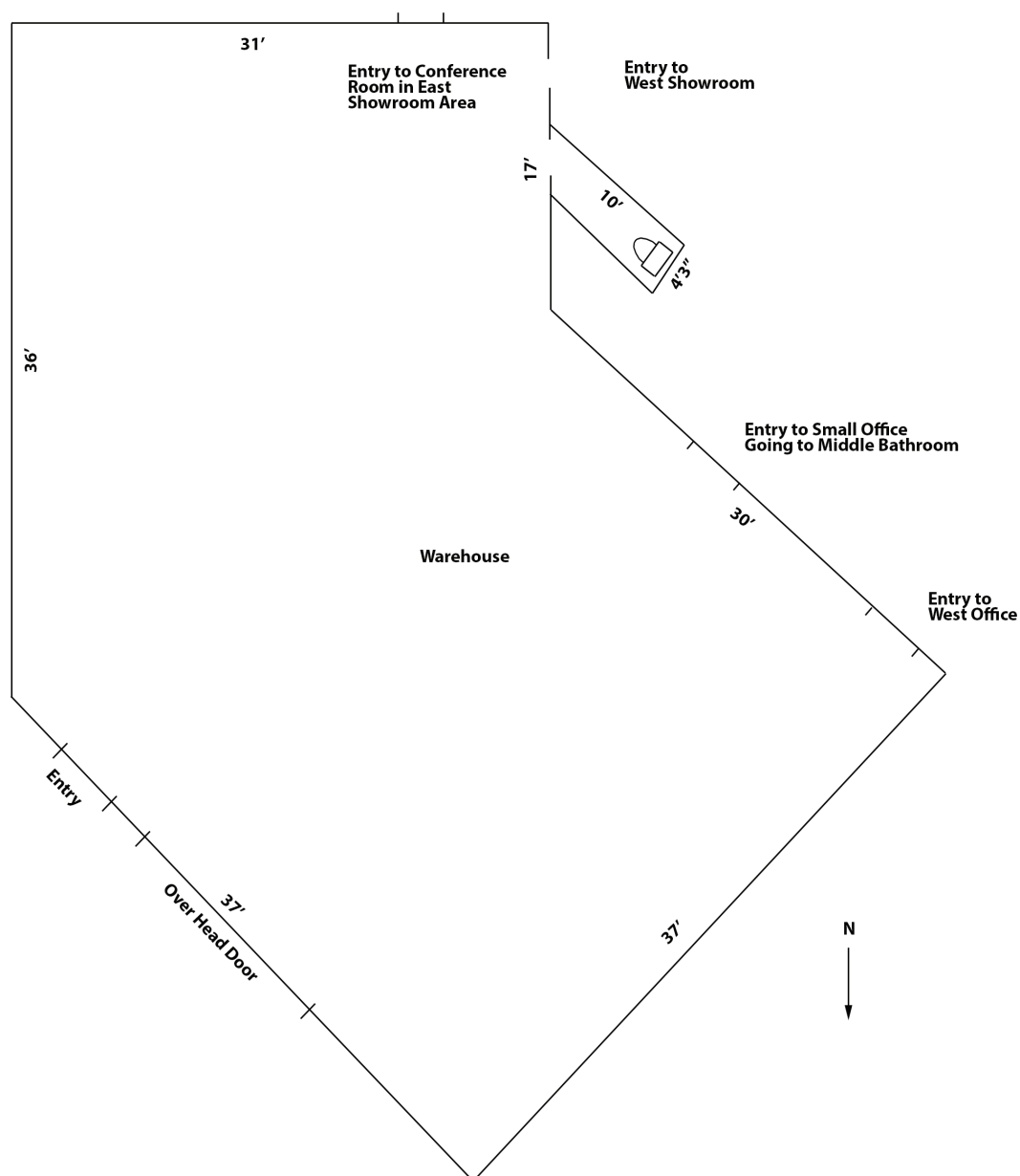


FIRST LEVEL FLOORPLAN

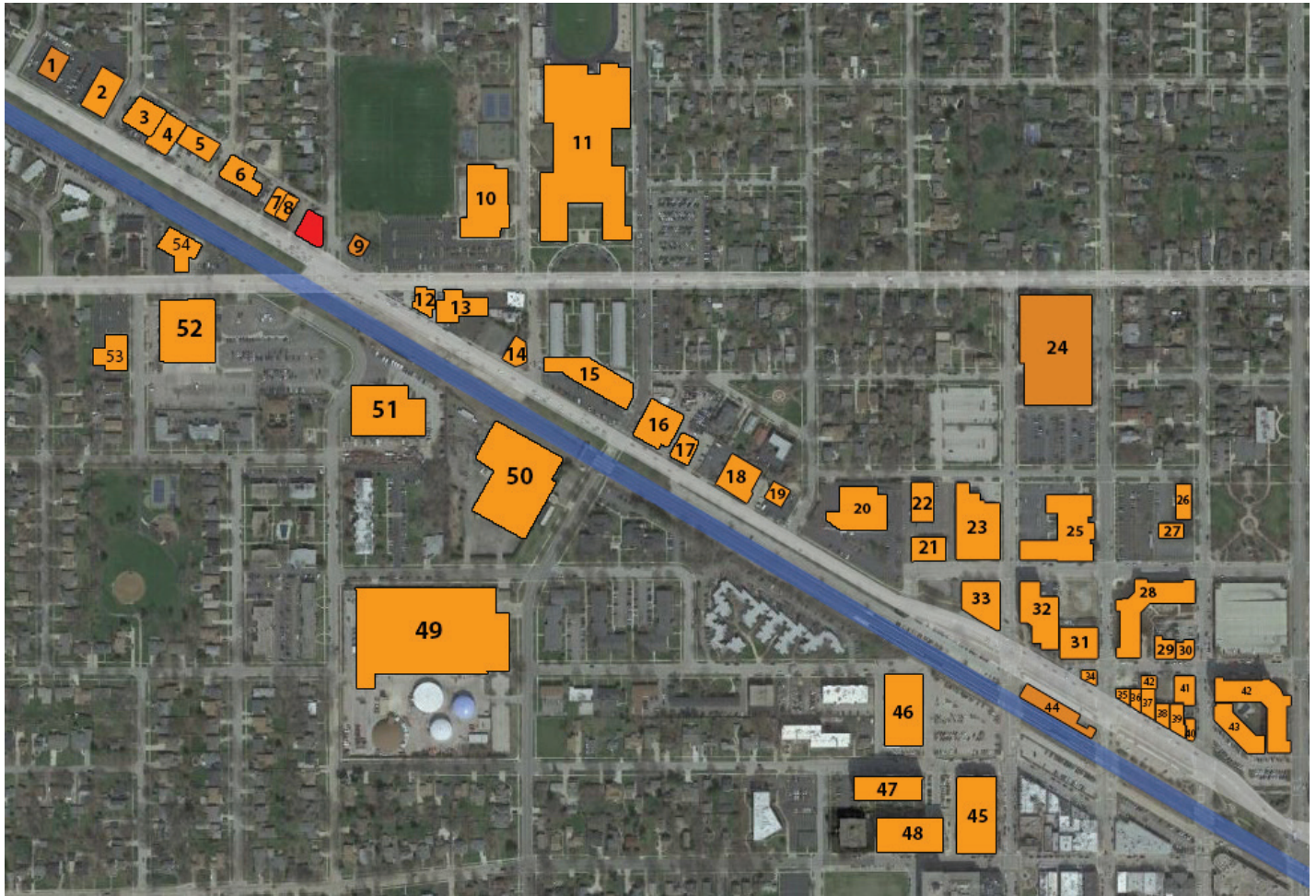
SHOWROOM



WAREHOUSE FLOORPLAN



RETAIL MAP



1. Arlington Motorsports
2. Windy City Raceway & Hobbies
3. The Knobbery, Karate, Naol Salon
4. Richard's Body Shop
5. Dentist, Stat Farm, Active Care Chiropractor
6. Cosentino's Auto Service
7. Arlington Signs & Banners
8. Law Office
9. Massucci Blomquist Anderson & Dunn Las Office
10. Olympic Indoor Swim Center
11. Christian Liberty Academy
12. Big Ange's Eatery
13. Firestone Complete Auto Care

14. Clementi's Pizzeria & Bar
15. Locascio Hair Care Barber Shop, Arlington Pipe & Cigar Lounge,
Rosemairie's Closet, Five-O Driving School, ELM's
16. AAMCO Transmissions & Total Care, Admiral Motors, Inc, Ace Tech Repair
17. Precision Car Care
18. Shapes, Frames Edge
19. Arlington Standard
20. Village Bank & Trust, Baird & Werner
21. Aurico
22. Sweet Floral Design
23. Maytag Appliance Repair
24. Arlington Heights Memorial Library
25. First Presbyterian Church of Arlington Heights
26. Village Preschool
27. St. John United Church-Christ
28. Thrown Elements Pottery, John Hancock Life Insurance, Berkshire
Hathawy Starck Real Estate
29. Uptown Cafe
30. Bistro Chen
31. Javier's Sabor Mexicano
32. 201 Vail Apartment Building
33. Mobil Gas Station
34. Platania Financial, Inc
35. Village of Grill Arlington Heights
36. Arlington Coin
37. Eddie's
38. A Video & Image Co
39. Commuter Fitness
40. Atlas Staffing
41. Sree Sakthi Yoga, Forgotten Times
42. Hancock Square, Thrive Design Group,
43. Egg Harbor Cafe, The UPS Store, Currency Exchange, Fannie May,
44. Arlington Heights Metra Station
45. Shakou, Berry Yp, Peggy Kinnane's Restaurant, Sharp Wear, Bloom Salon
46. Jewel Osco
47. Ttowa Korean Bistro, Tuscan Market & Wine Shop
48. Maui Tan, Seab Custom Tailor, Wells Fargo Advisors
49. Arlington Heights Public Works
50. Molon Motor & Coil Corporation
51. Arlington Collision
52. United States Postal Service
53. BMO Harris Bank
54. Northwest Auto Wash & Detail Center

 SURVEY

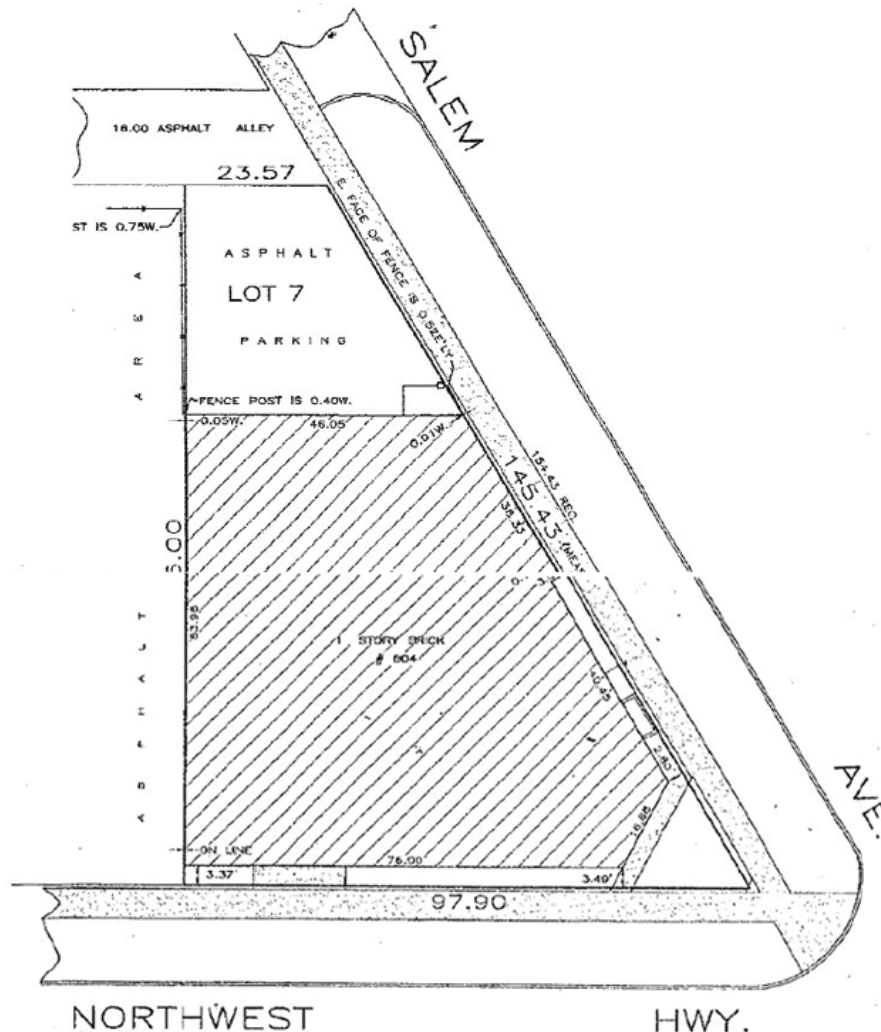
MM SURVEYING CO., INC.
PLAT OF SURVEY
OF

HIGGINS AVENUE
ILLINOIS 60630

PHONE: 773\282-5900
FAX: 773\282-9424



LOT 7 IN BLOCK 10 IN A CEEPEK'S ARRLINGTON RIDGE, BEING A SUBDIVISION OF THE PART OF THE WEST 1/2 (EXCEPT THE EAST 33.00 THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, 55 FEET NORTHWESTERLY LINE OF HIGHWAY BEING 86.00 FEET NORTH EASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.



State of Illinois 95
County of Cook

4 We, M M Surveying Co., Inc., do hereby certify that we have located the building on the above property.

Order No. 54222

Scale: 1 inch = 16

Date: SEPTEMBER 13, 2001.

Ordered by: VITO EVOLA

REG. ILL. Land Surveyor

COMPARE ALL POINTS BEFORE BUILDING BY NAME AND AS
ONCE BEFORE ANY OFFERING.
REFER TO ABSTRACT OR DEED FOR BUILDING ALLOCATIONS
COMPARE THE DESCRIPTION BY DEED PLAT WITH
YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE

State of Illinois ss.
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

REG. ILL. Land Surveyor



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C H I C A G O
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RESOURCES INC