

1140 N NORTHWEST HIGHWAY
PARK RIDGE



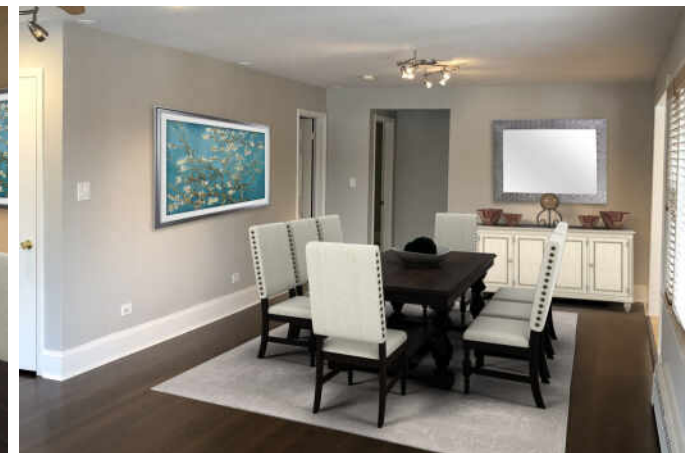
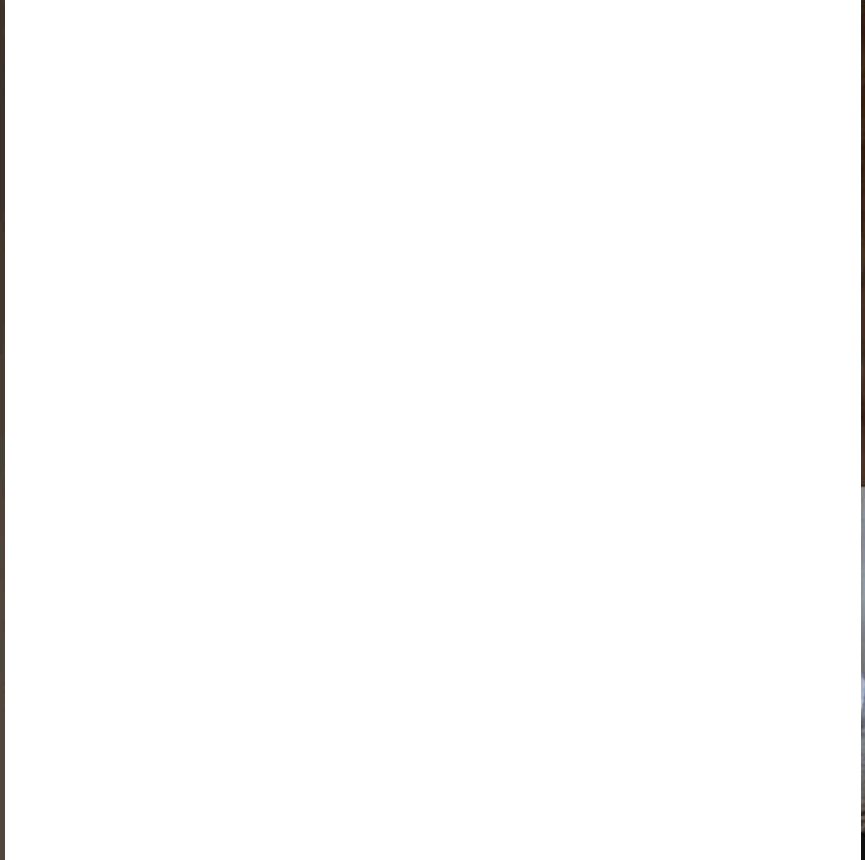


TOTAL: 4728 sq. ft
1st floor: 1078 sq. ft, 2nd floor: 1825 sq. ft, 3rd floor: 1825 sq. ft
EXCLUDED AREAS: PORCH: 35 sq. ft, PATIO: 362 sq. ft, GARAGE: 608 sq. ft,

6 BEDROOM
3.2 BATH
TAXES: 18619

Park Ridge multi family opportunity! showings will be held september 26 only while in private. This former 3 unit building has been converted into a duplex down and simplex unit. Attached garage is just one of the many perks of this great building. Renovated with condo quality finishes, this building offers easy turn key operation. First floor Currently leased through Aug 2027, second floor leased through 2028. Strong rents, but room for growth.









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 SHED: 55 sq. ft, UTILITY: 136 sq. ft, DECK: 204 sq. ft

All Dimensions Are Highly Reliable But Not Guaranteed



ALTHOUGH IT BORDERS CHICAGO'S NORTHWEST EDGE, **PARK RIDGE** IS A DECIDEDLY SUBURBAN COMMUNITY.

The picturesque suburb is known for its small-town charm, which is just one reason why many residents have lived here their entire lives.

Park Ridge boasts a variety of unique shops, popular restaurants, and charming parks in the city's vibrant Uptown area. Newer buildings blend seamlessly with historic ones, including the art deco Pickwick Theatre – a movie theater and venue that is on the National Register of Historic Places. The Pickwick's façade was one of the theaters used as the backdrop for the opening credits of Gene Siskel and Roger Ebert's *At the Movies*.

In addition to free summer concerts presented by the Park Ridge Fine Arts Symphony, residents have plenty of events to enjoy throughout the year. The Taste of Park Ridge takes place during the summer, and the community also has a farmers market that is open through October.

Commuters have convenient access to downtown Chicago with two commuter rail stations on Metra's Union Pacific Northwest Line, as well as access to major expressways and O'Hare International Airport.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

