

# FOR SALE

## 5,218 SQ. FT. OFFICE RETAIL BUILDING



9617 W. Grand Avenue,  
Franklin Park, Illinois

# SOLD

**LOT SIZE:**  
10,300 sq. ft.

**ZONING:**  
C2-1 (Community  
Shopping Dist.)

**PIN:**  
12-28-401-025

**PARKING:**  
Off-street, Front (12)  
and Rear (7)



### The Property

This attractive property consists of a 5,218 square foot, single-story, brick building located on a 10,300 square foot lot on Grand Avenue in Franklin Park, Illinois. The interior of the building was completely renovated in 1986, and is well configured for professional office use. The floor plan includes an airlock foyer, an open lobby area, three private offices, conference room, nine cubicle-style offices, men's and women's washrooms, utility washroom, employees' lunchroom and ample storage areas. Recent improvements include a new SBS modified membrane roof system (2000), new HVAC system (1998) and separately air conditioned computer room (2000). In addition to the improvements mentioned above, there is sufficient space to accommodate additional offices.

### The Location

This property is ideally located on Grand Avenue, a major arterial thoroughfare in Franklin Park, near the intersection with 25th Avenue. This location experiences a high traffic-count during normal business hours, and is zoned to allow various types of retail and service related operations, as well as professional offices. Situated just south of O'Hare International Airport, the property is part of Franklin Park's thriving commercial area that encompasses dine-in and fast food restaurants, retail stores, financial institutions, professional offices buildings and medical offices. The Metra commuter railroad and the Pace bus service provide public transportation, making this a highly accessible location for employees and customers alike.

For additional information, including pricing, please call for a Confidentiality Agreement.

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**Paul G. Demik**  
*Principal*  
(847) 797-8900, Ext. 17  
[www.dkrealty.com](http://www.dkrealty.com)  
e-mail: [pgd@allways.net](mailto:pgd@allways.net)

**Tyler G. Neptune, Jr.**  
*Broker Associate*  
(847) 797-8900, Ext. 25  
[www.dkrealty.com](http://www.dkrealty.com)  
e-mail: [tgjnr48@aol.com](mailto:tgjnr48@aol.com)

