

47 W DUNDEE RD | WHEELING, IL

VERSA
REAL ESTATE SERVICES

Medical / Dental

BUILDING FOR SALE IN WHEELING

UP TO 8,800 SF FOR
OWNER-USER TO
OCCUPY

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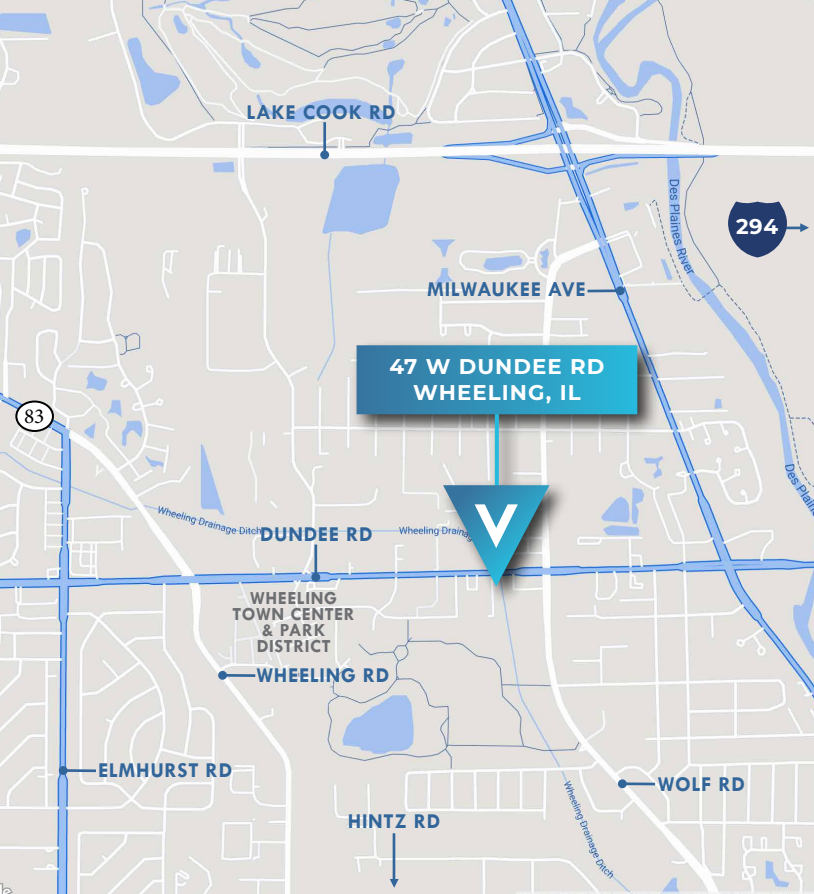


EXECUTIVE SUMMARY



As exclusive agent, Versa Real Estate Services presents a sale opportunity for the acquisition of the fee simple interest in 47 W Dundee Rd, situated near the intersection of Dundee and S Wolf Rd in Wheeling, Illinois. This property offers swift access to I-294 and exceptional visibility, garnering exposure to approximately 30,000 vehicles traveling Dundee Road daily. Built in 1976, this 2-story, multi-tenant office building sits on 0.67-acres of land. Its unique features make it particularly attractive to a variety of office and medical tenants. As part of this opportunity, there is 2,000 square feet of fully equipped, move-in-ready medical space available for owner-users seeking immediate occupancy.





BUILDING & AREA HIGHLIGHTS

- ▶ Fully equipped move-in ready medical space
- ▶ Signage available along Dundee Rd
- ▶ Ample parking spaces
- ▶ High visibility with exposure to approximately 30,000 vehicles daily on Dundee Road
- ▶ Located in immediate proximity to ONE Wheeling Town Center, featuring recently developed condominiums, a variety of dining options, entertainment venues, and popular local attractions.

PROPERTY SUMMARY

ASKING SALE PRICE:	\$1,100,000 (\$125.00)
BUILDING SF:	8,800 SF
YEAR BUILT:	1976
TAXES:	\$56,748
LOT SIZE:	0.68 Acres (29,185 SF)
ZONING:	B3

FOR MORE INFORMATION CALL OR TEXT:



TOBY GARDNER
Associate

630.480.6017
TGardner@VersaRES.com



RYAN MOEN, SIOR
Principal

630.480.6346
RMoen@VersaRES.com

