



**Retail/Stores**

Status: **NEW**  
 Area: **56**  
 Address: **1502 N Elmhurst Rd , Mount Prospect, IL 60056**  
 Directions: **Intersection Elmhurst Rd. & Camp Mc Donald**  
 Lst. Mkt. Time: **1**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Maine**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B2**  
 Subtype: **Strip Center**  
 Lot Dimensions:  
 Apx. Tot. Bldg SF:  
 Land Sq Ft:  
 Net Rentable Area:  
 Mobility Score: -

MLS #: **12646867**  
 List Date: **05/13/2026**  
 List Dt Rec: **05/13/2026**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **1970**  
 ReList:  
 List Price Per SF: **\$0**  
 Sold Price Per SF: **\$0**  
 Lot Size Source:  
 # Stories: **1**  
 Gross Rentbl. Area:  
 # Tenants:  
 Estimated Cam/SF: **\$0**

List Price:  
 Orig List Price:  
 Sold Price:  
 Rented Price:  
 Lease Price SF/Y: **\$20**  
 Mthly. Rnt. Price:  
 Ann. Passthru. \$/SF:  
 County: **Cook**  
 PIN #:  
 Multiple PINs:  
 Min Rentbl. SF: **1920**  
 Max Rentbl. SF: **1920**  
 # Units: **12**  
 Unit SF: **1920**  
 Lease Type: **Gross**  
 Est Tax per SF/Y: **\$0**

Remarks: **Intersection of Elmhurst Rd. and Camp McDonald Rd. in Mount Prospect across the street of Walgreens & Shell Gas Station Ideal for retail or office use.**

Frontage Acc:  
 Current Use: **Commercial**  
 Known Encumbrances:  
 Location:  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Ceiling Height: **10**  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Construction: **Brick**  
 Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings:  
 Docks:  
 # Parking Spaces:  
 Indoor Parking:  
 Outdoor Parking: **51-100 Spaces**  
 Parking Ratio:  
 Extra Storage Space Available:  
 Misc. Inside:  
 Floor Finish:

Air Conditioning: **Central Air**  
 Electricity: **Circuit Breakers**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Hydrants On Site**  
 Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Air Conditioning, Electric, Heat**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession:

**Financial Information**

Gross Rental Income:  
 Annual Net Operating Income: **\$0**  
 Real Estate Taxes: **\$0**  
 Tax Year: **2023**  
 Special Assessments: **Unknown**  
 Fuel Expense (\$/src): /  
 Trash Expense (\$/src): /

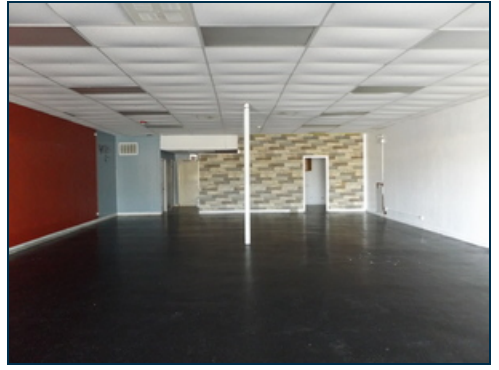
Individual Spaces (Y/N):  
 Total Income/Month:  
 Net Operating Income Year:  
 Total Annual Expenses:  
 Expense Source:  
 Frequency: **Not Applicable**  
 Electricity Expense (\$/src): /  
 Insurance Expense (\$/src): /

Total Building (Y/N):  
 Total Income/Annual:  
 Cap Rate:  
 Expense Year:  
 Loss Factor:  
 Water Expense (\$/src): /  
 Other Expense (\$/src): /

Operating Expense Includes:

Broker: **USA Real Estate Ltd. (25528) / (847) 640-6800**  
 List Broker: **Joe Zivoli, CCIM (81665) / (847) 640-6800 / joezivoli@joezivoli.com; joezivoli@gmail.com**  
 CoList Broker:  
 More Agent Contact Info:

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