



**BID DEADLINE JUNE 12** .....

## The Landing on Dundee

100-Unit Assisted Living & Memory Care Facility

 156 W. Dundee Rd., Wheeling, IL

### HIGHLIGHTS


- Fully staffed facility with 80% occupancy
- Located on major thoroughfares of W. Dundee Rd. & N. Milwaukee Ave. with convenient access to I-294 & I-94
- Nearby numerous hospitals & healthcare providers
- On-site amenities include: beauty salon, coffee shop, fitness center, movie theater, laundry services, in-house therapy services & specialty medical care

### DETAILS

The Landing on Dundee is a 100-unit, fully operational assisted living and memory care community. Built in 2019, this 86,789± SF, five-story property is designed to accommodate a range of resident needs with apartment-style living for assisted living residents and four unique floor plans for memory care, each featuring modern furnishings and upscale amenities that enhance comfort, well-being and daily convenience.

Zoned MXT and boasting an 80% occupancy rate, this sale presents a turnkey opportunity to acquire a well-established senior living community in a high-demand market. Its modern construction, premium amenities and strategic location make it a compelling investment for those looking to enter or expand in the senior living sector in the Chicago area. The Landing on Dundee offers immediate income potential and long-term stability.



	<b>Building Size</b>	86,789± SF
	<b>Year Built</b>	2019
	<b>Units</b>	100 Units
	<b>Occupancy</b>	80%
	<b>Land Size</b>	1.99± AC
	<b>Parcel #</b>	03-02-316-034-000
	<b>Taxes (2024)</b>	\$450,000
	<b>Zoning</b>	MXT

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## UNIT BREAKDOWN

### Memory Care Units

Studio - Private	27
Studio - Semi-Private	6

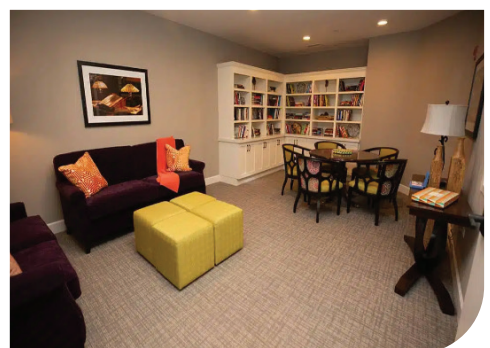
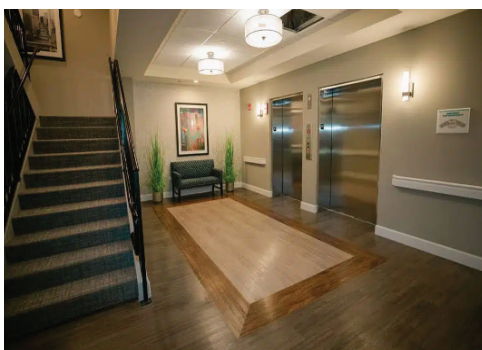
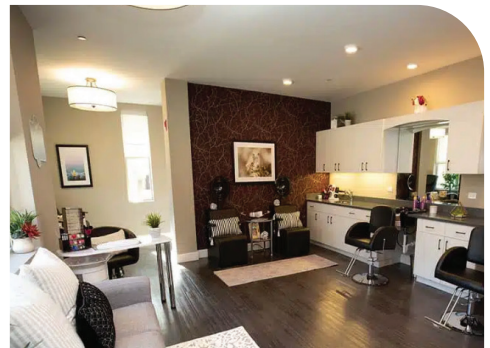
### Assisted Living Units

Studio	8
One Bedroom	54
Two Bedroom	5

**Total Units 100**

## AMENITIES

- Highly trained care & medication staff 24/7
- In-house physical therapy, occupational therapy & speech therapy
- Pharmacy services
- Deficiency free building
- Units with patio view or courtyard view
- Award winning Montessori based activity program
- Game & activity rooms
- Spa & beauty salon
- Bar & lounge
- Coffee shop
- Fitness center







 156 W. Dundee Rd., Wheeling, IL

## LOCAL INFORMATION

Wheeling, Illinois, offers a variety of healthcare and senior care services, reflecting its commitment to supporting its aging population. The average monthly cost for assisted living in Wheeling is approximately \$6,059, which is higher than the Illinois median of \$5,225 (per US News Health report).

Located approximately 23 miles northwest of downtown Chicago, this village has a population of 39,137 residents. Well-connected via major thoroughfares, including Lake Cook Road, the area provides convenient access to various northern suburbs as well as nearby commercial and recreational areas. Wheeling's strategic location and infrastructure make it an attractive place for both residents and businesses.

## POPULATION DEMOGRAPHICS

**Total Population (Wheeling Township, Cook County, IL) 151,091**

Age	50-59	60-69	70-79	80+
% of Total Pop.	13%	13%	8%	6%

## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### BID DEADLINE

June 12 by 5:00 p.m. (CT)

### BID SUBMISSIONS

Bids should be submitted as a letter of intent, outlining the purchase price, earnest money deposit and closing timeline. All letters of intent must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com) and Dan Miggins at [dmiggins@hilcoglobal.com](mailto:dmiggins@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

**Steve Madura**

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**Dan Miggins**

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