

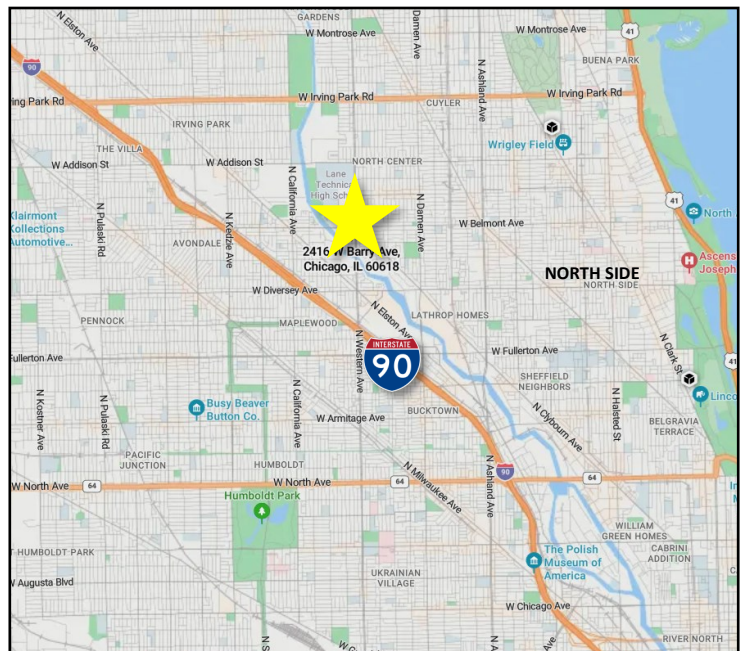
FOR SALE OR LEASE: NORTH SIDE CONTRACTOR BUILDING DRIVE-THRU FACILITY



- **Size: ±10,200 SF (Including Small Second Floor Section)**
- **For Sale: \$1,350,000**
- **For Lease: \$12 PSF, NNN**
- 2023 Projected Taxes: \$37,000 (Estimated)
- Zoning: M1-2
- Ward 47- Alderman Matt Martin

FEATURES:

- 4 Drive-in Doors
- 22' Clear Ceiling Height
- 6 Parking Spaces in Front
- Floor Drains



PIN #: 13-25-207-033-0000

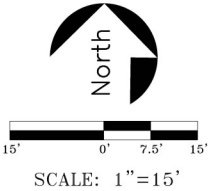


ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

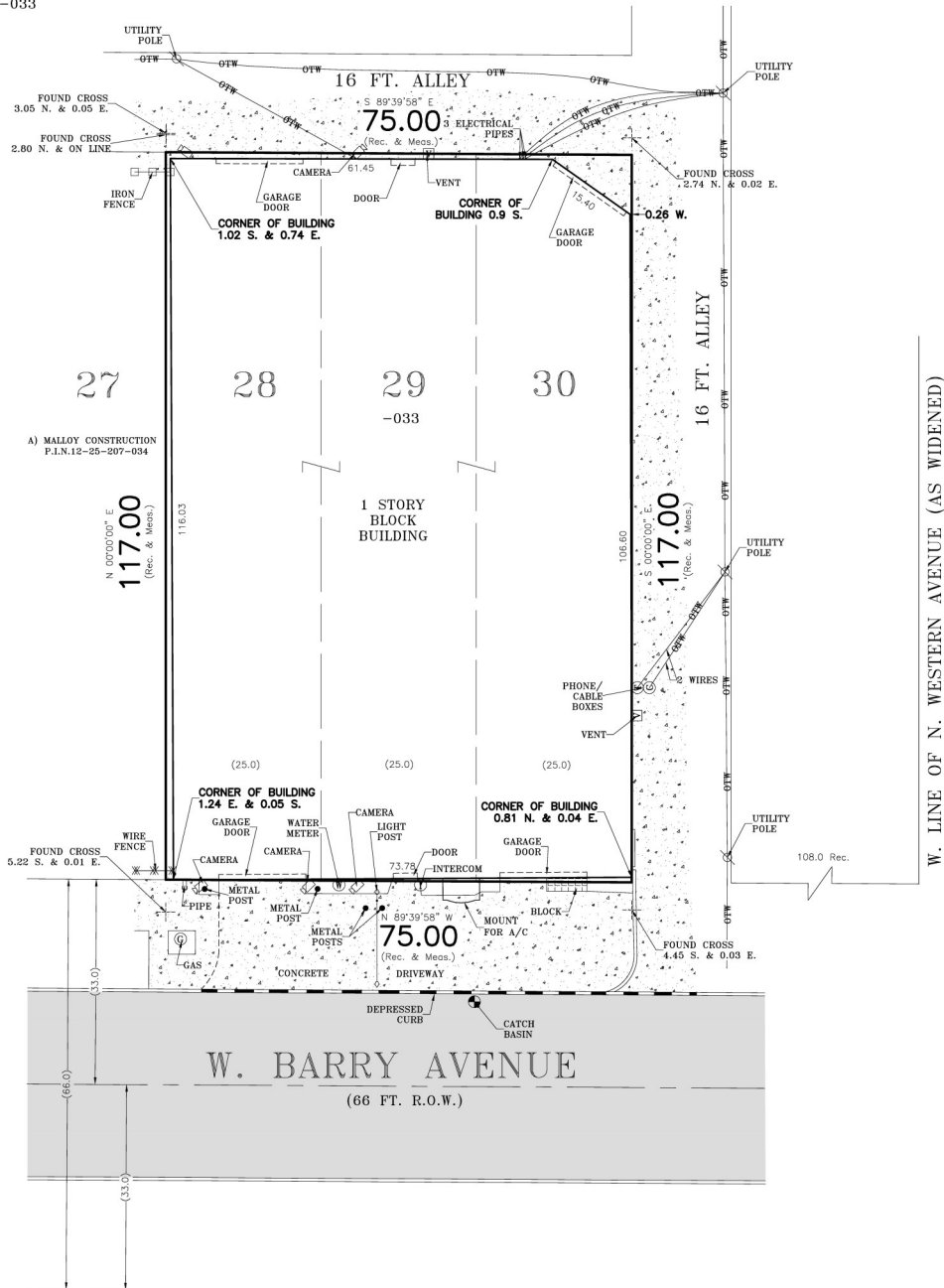
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Survey

ADDRESS: 2416 W. BARRY AVENUE, CHICAGO, ILLINOIS.
P.I.N. 13-25-207-033



LEGEND	
	UTILITY POLE
	R.O.W. RIGHT OF WAY
	WATER METER
	OTW OVERHEAD TRANSMISSION WIRES
	GAS METER
	CABLE
	VENT
	LIGHT POST
	PHONE BOX
	METAL POST
	DEPRESSED CURB
	SECURITY CAMERA
	ELECTRIC PIPE
	PIPE
	CATCH BASIN



ADJOINER OWNERSHIP INFORMATION

A) MALLOY CONSTRUCTION
P.I.N.12-25-207-034
4317 N. BELL AVE., CHICAGO, IL. 60618



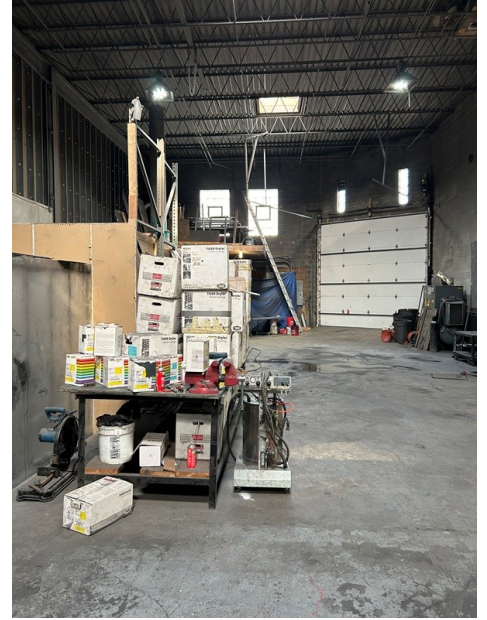
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Photos



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600