

# 3401 MADISON ST., SKOKIE, IL

Office/Warehouse For Sale - Possible User/Investor



## OFFERING SUMMARY

Sale Price:	\$3,280,000
Building Size:	41,250 SF
Ceiling Height:	12.5'
Loading Docks:	2
Drive-In Doors:	6
Power:	400 Amps/ 240 Volts
Parking:	Potentially Over 100 Cars
Zoning:	M-2

## PROPERTY OVERVIEW

This single-story commercial building in Skokie's Industrial Corridor is for sale for \$3,280,000.00. Easy access to Edens Expressway and convenient access to CTA Yellow Line. 41,250 square foot building on 2.5 acre(108,900 sf) site. Recent improvements include a new roof and tuck-pointing.

Long list of amenities includes two loading docks, six drive-in doors, 14' ceilings, 400 amp power and abundant off-street parking.

Some units are air-conditioned. Potentially over 20,000 square feet available for Owner/User.

Rent roll available to qualified Purchaser.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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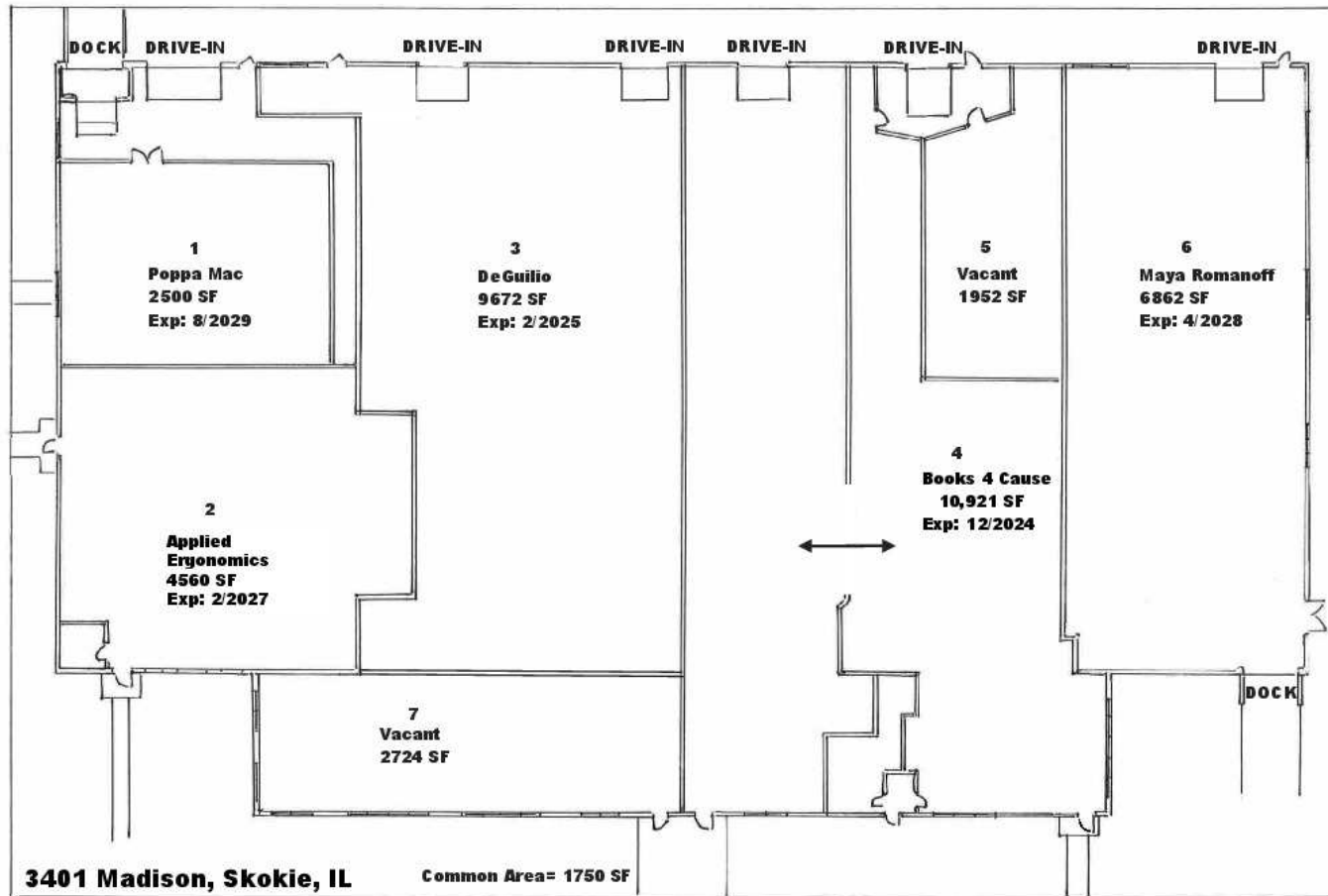
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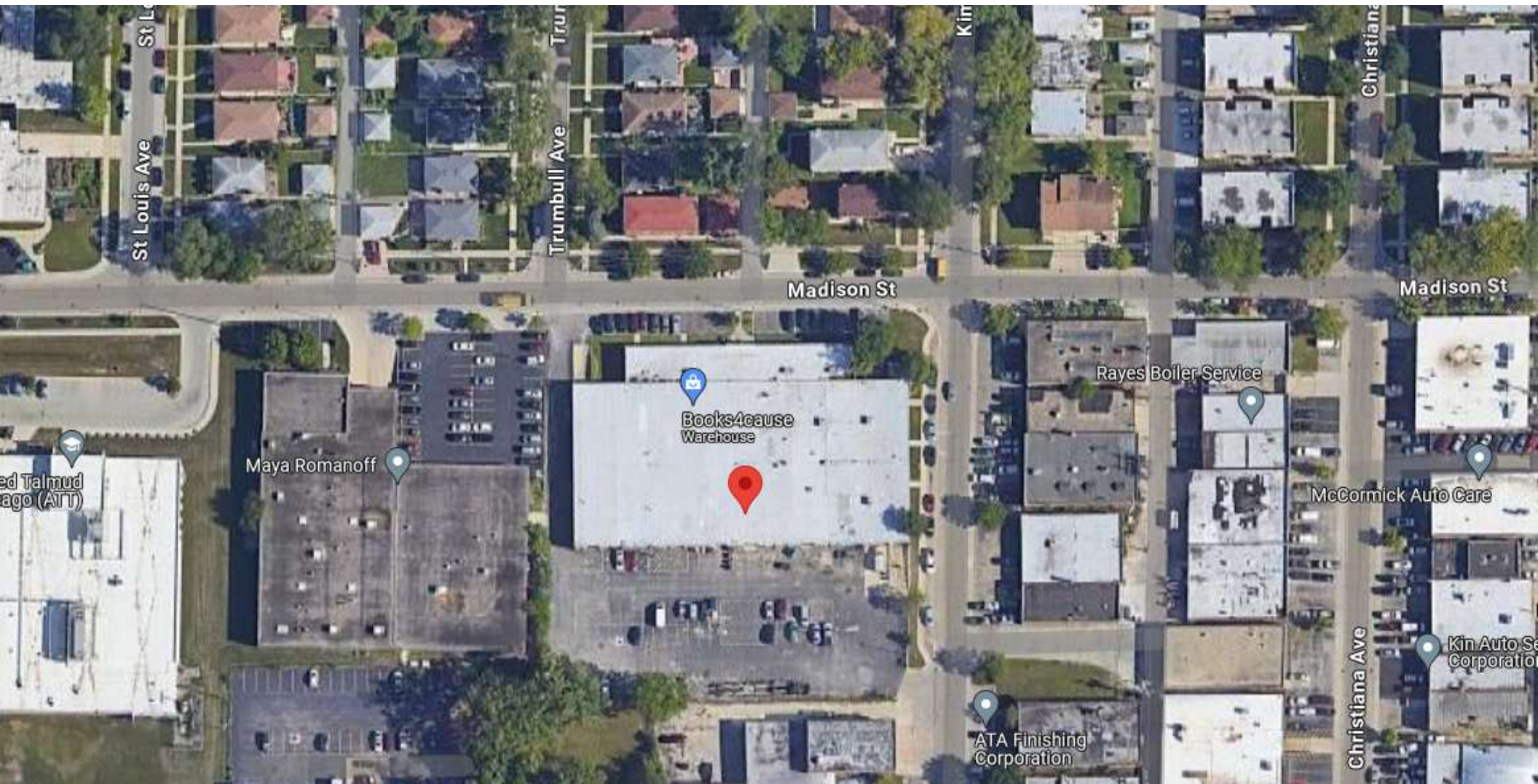
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