



9300 SF RETAIL / FLEX BUILDING FOR SALE and LEASE



4949 N. Elston

CHICAGO, IL

SPECS

BUILDING	9300 SF retail / flex
LAND	12,500 SF
CLEAR HEIGHT	11' & 16'
LOADING	2 DIDs – drive-thru ability
POWER	220 amps
PARKING	3200 SF in rear fenced lot
HVAC	Boiler and forced air heat. Air conditioned ofc.
CONDITION	Very good
ZONING	C1-1
WARD	39 th Ward / Ald. Nugent
NEIGHBORHOOD	Mayfair – very close to Edens and Kennedy Expressways
TAXES	\$40,941 (2023)

HIGHLIGHTS

NORTH SECTION:

- 1,300 sf cooler with trench drains
- Curb cut on Elston
- Clear span – bow truss construction
- 16' clear height
- 1870 sf mezzanine (not included in bldg. sf) with finished offices
- Floor drains
- Sprinkler system
- 2 restrooms including 1 in office

SOUTH SECTION:

- 840 sf freezer
- 11' clear height
- Kitchenette and restroom

Sale price ~~\$975,000~~ **\$875,000**

Lease rate \$ 12.00/sf, mod gross

CONTACT

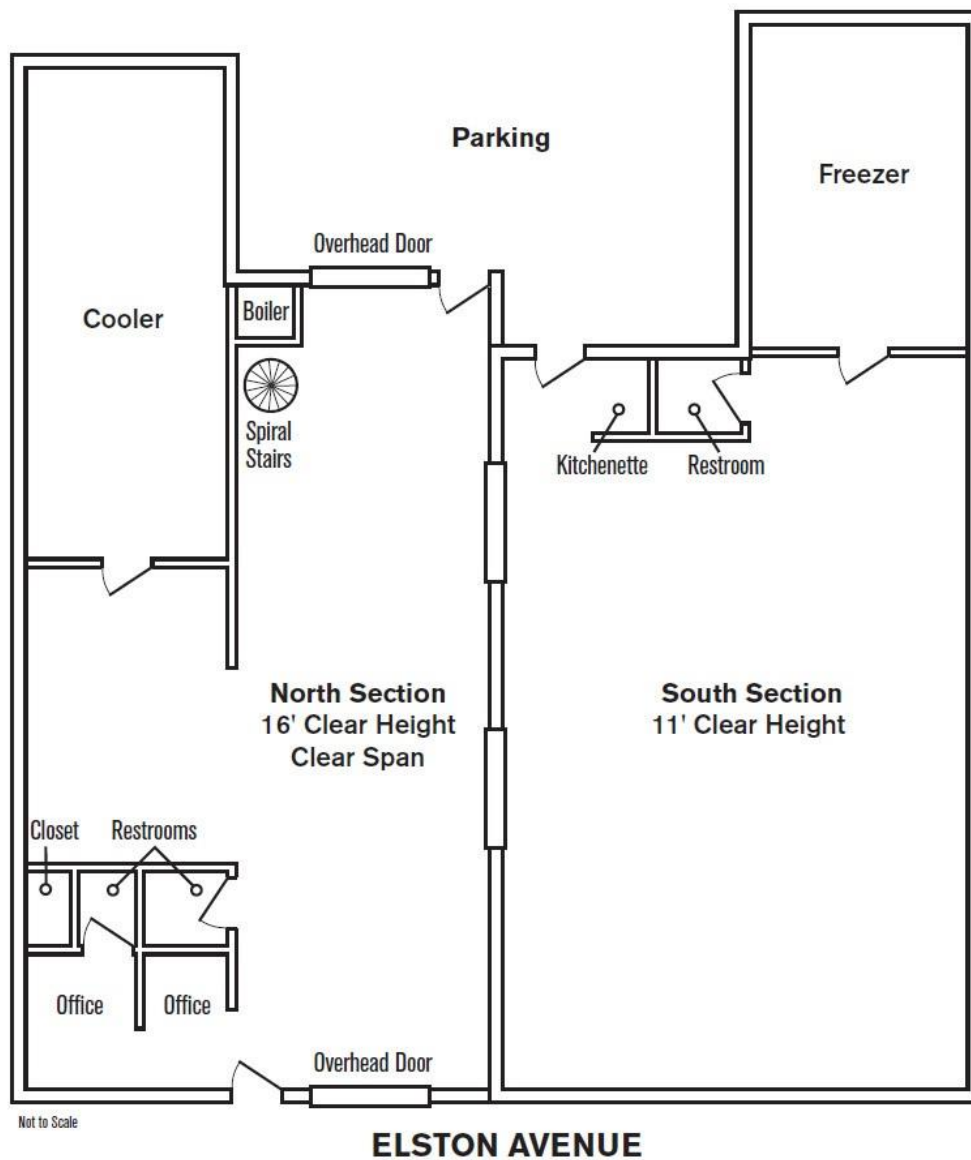
Brian Ripp | Commercial Team Leader
Office 773-583-0800
Mobile 773-392-3413
Brian@TheWilcoxCompany.com

THE WILCOX COMPANY
2157 W. Irving Park Road
Chicago, IL 60618
TheWilcoxCompany.com

**9300 SF FLEX / RETAIL BUILDING
FOR SALE and LEASE**

4949 N. Elston, Chicago

4949 N. Elston, Chicago



CONTACT

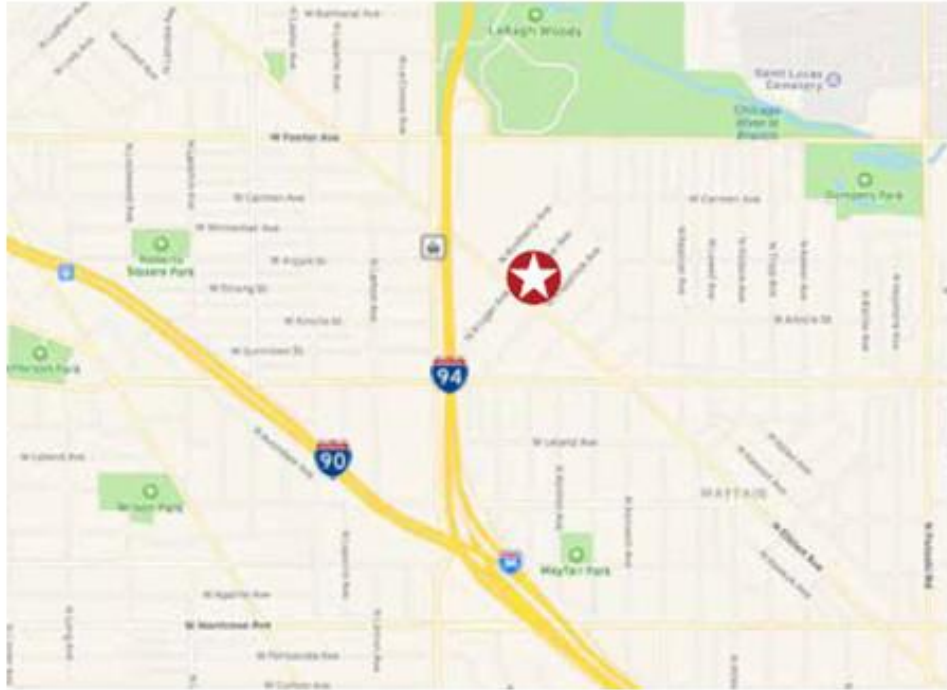
Brian Ripp | Commercial Team Leader
Office 773-583-0800
Mobile 773-392-3413
Brian@TheWilcoxCompany.com



2157 W. Irving Park Road Chicago, IL 60618
thewilcoxcompany.com

9300 SF FLEX / RETAIL BUILDING FOR SALE and LEASE

4949 N. Elston, Chicago



CONTACT

Brian Ripp | Commercial Team Leader
Office 773-583-0800
Mobile 773-392-3413
Brian@TheWilcoxCompany.com



2157 W. Irving Park Road Chicago, IL 60618
thewilcoxcompany.com