

SINGLE-STORY FREESTANDING COMMERCIAL BUILDING FOR SALE JUST ONE BLOCK TO I-90/94




PROPERTY SPECIFICATIONS

| | |
|------------------------|----------------|
| Asking Price: | \$3,000,000 |
| Rental Rate: | \$20 PSF, NNN |
| Building Size: | 9,600 SF |
| Lot Size: | 12,500 SF |
| Zoning: | M3-3 |
| Taxes (2023): | \$65,047.81 |
| PIN#: | 14311100010000 |
| Parking: | 9 Spaces |
| Ceiling Height: | 14' |
| Roof: | Bow Truss |

SUMMARY

Fantastic opportunity to own or lease a freestanding commercial building in Bucktown with onsite parking lot and large sign. Excellent accessibility, situated just one block east of the entrance/exit ramp to I-90/94 at Fullerton Avenue. Positioned directly across from Midtown Athletic Club, the location benefits from high traffic with 23,300 vehicles passing daily along Fullerton. Only 3 miles from Chicago's Central Business District and 3 miles to Lake Shore Drive. Featuring a dramatic tall ceiling, exposed brick and beams, and an open-truss warehouse design, this property is perfect for a wide range of uses including retail, event space, bar/restaurant, daycare, office, or furniture store.

CRAIG WOLF

 847-989-9653

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STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

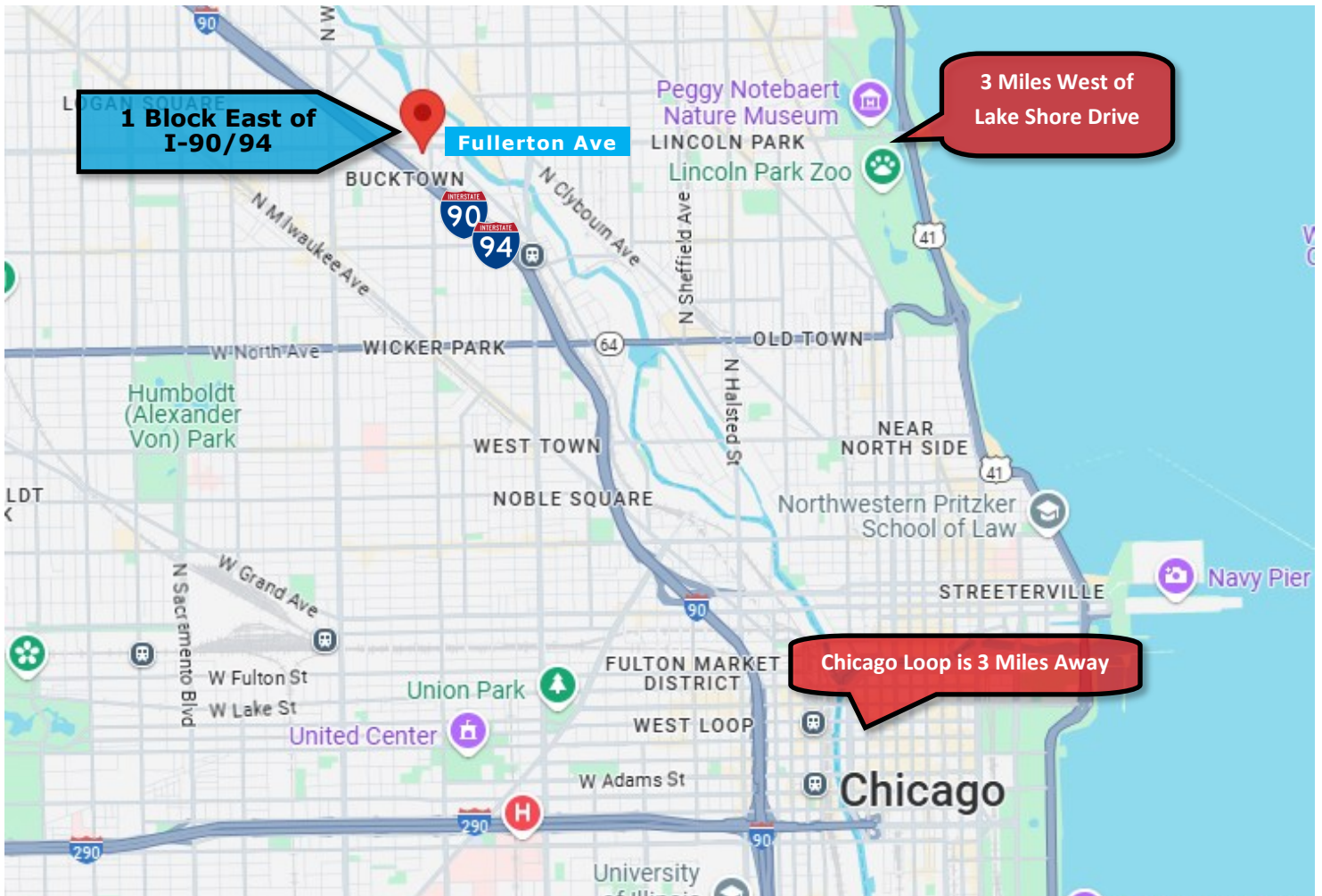
PHONE: 773-736-3600

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- One block to entrance / exit ramp at Fullerton Avenue.
- 3.0 miles to Downtown via Expressway at Ohio Street.
- 3.0 miles to Lake Shore Drive at Fullerton Avenue.

TRAFFIC COUNT:

Fullerton Avenue sees
23,300 Vehicles Per day



Businesses within 0.5 mile of the property include:

MIDTOWN
ATHLETIC CLUB*

Chick-fil-A

Panera
BREAD*

Binnys
BEVERAGE DEPOT

FRESH
THYME
MARKET*

target

THE HOME
DEPOT

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