

AVAILABLE FOR SALE: \$1,695,000

**INDUSTRIAL FLEX/OFFICE**

**3134 W CHICAGO AVENUE** CHICAGO | ILLINOIS



FOR MORE INFORMATION, PLEASE CONTACT:

**Richard Schneider**  
**KW COMMERCIAL**

312.493.2259 (m)  
847.685.8300 (o)  
RichardSchneider@kw.com

The information contained herein is subject to verification and no liability for omissions is assured. The price, data and other information are subject to change and listing may be withdrawn without notice.

**kw**  
**KELLERWILLIAMS.**

## OFFER SUMMARY

- Fenced dedicated Parking Lot
- 14' Drive-In Door on Chicago Avenue
- (2) Separate Street Entrances
- Private Alley Area
- 2-Story Industrial Flex/Office Building
- (1) Internal Dock
- Newer Roof
- Fully Air Conditioned and Sprinklered
- Located 2 miles from Fulton Market
- Prime Development Area
- Located in the bridge of Humboldt Park and East Garfield Park
- OWNER FINANCING AVAILABLE



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## PARCEL INFO

Sale Price: \$1,695,000

Building Area: 20,000 sq.ft.

Land Size: 0.14 AC

Property ID: 16-01-319-021 & 16-01-319-020

Zoning: IND



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# AERIAL MAP



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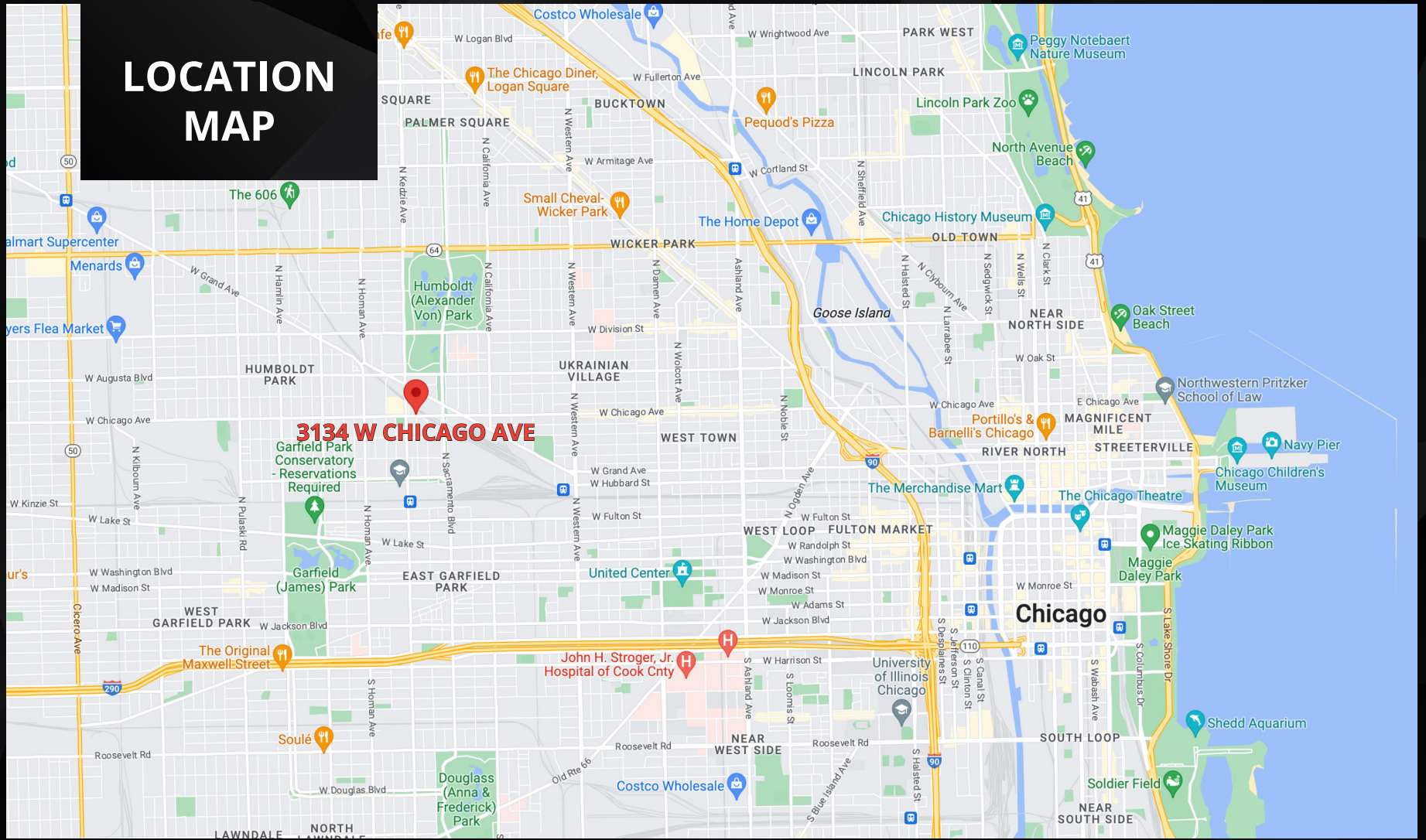
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# LOCATION MAP



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