

NORTH SIDE/ALBANY PARK
ADAPTIVE REUSE OR TOD DEVELOPMENT SITE
22,500 SF BUILDING ON 28,125 SF LAND



Sale Price:	\$2,999,000	Drive-In Doors:	3
Lease Price:	STO	Clear Height:	12' to 18'
Lot Dimensions:	225'x125'	Ward:	33
Zoning:	C2-2	Alderman:	Alderman Rossana Rodriguez Sanchez
Taxes (2021):	\$58,917		

- 9 CITY LOTS FOR SALE!
- MIX OF WAREHOUSE AND RETAIL USERS.
- COMBINATION OF BARREL TRUSS & FLAT ROOF PROPERTIES.



DALE STRAUSS
773-736-3600

DALE@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR
847-826-4467

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

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4507 - 4529 N. KEDZIE AVE.
CHICAGO, IL. 60625

AERIAL



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MAP



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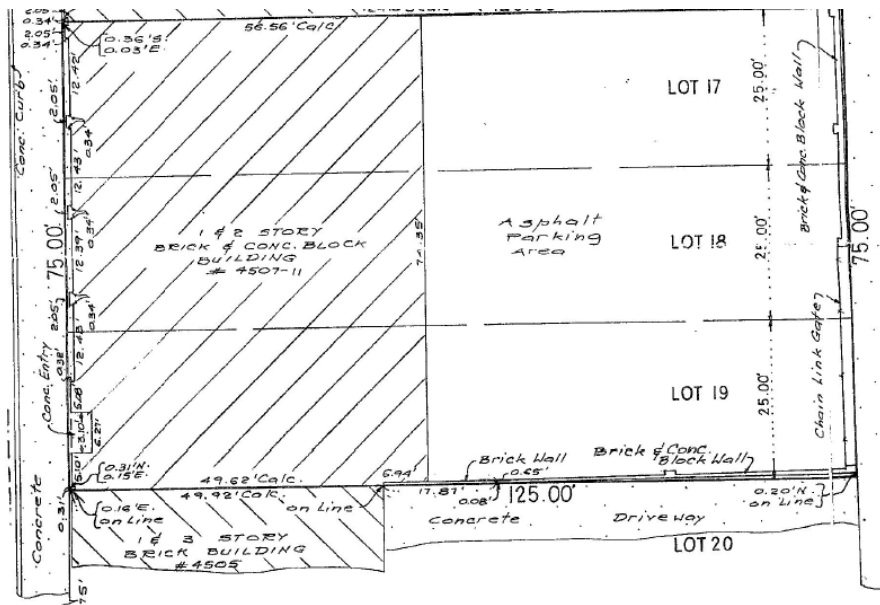
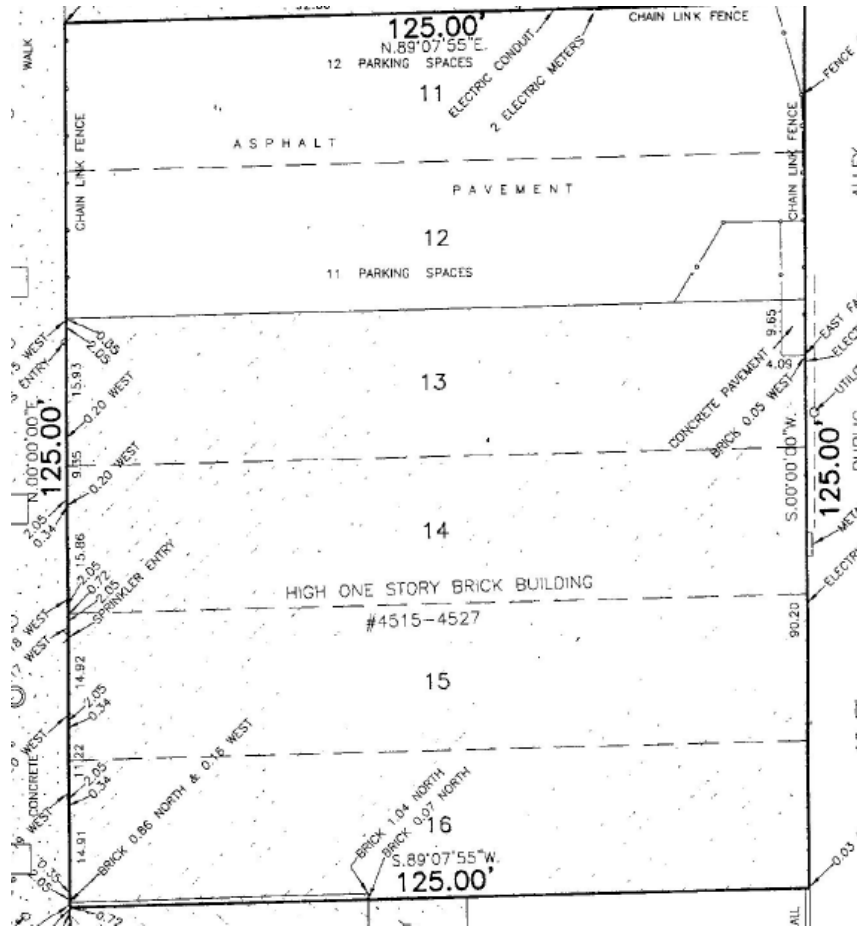
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Land Survey



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NORTH SIDE/ALBANY PARK MULTIPLE SPACES AVAILABLE FOR LEASE LEASE RATE: SUBJECT TO OFFER!

ZONING: C2-2
WALKING DISTANCE TO CTA BROWN LINE
WARD 33 - ALDERMAN ROSSANA RODRIGUEZ SANCHEZ



[4521 N. Kedzie:](#)

6,250 SF Barrel truss wide open flex, retail, warehouse, office space with parking.

[4515 N. Kedzie:](#)

6,250 SF Barrel truss wide open flex, retail, warehouse, office space with parking.

[4511 N. Kedzie:](#)

2,500 SF Retail, flex space with parking.

[4507 N. Kedzie:](#)

2,500 SF Retail, flex space currently built out as salon & spa with parking.

[4507-11 N. Kedzie 2nd Floor:](#) 5,000 SF 2nd Floor warehouse/storage with parking.



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4507-11 N. Kedzie - 2nd Floor

2nd Floor warehouse/storage with parking.



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