

## SAUGANASH DEVELOPMENT OPPORTUNITY

### ±20,500 SF LANDSITE FOR SALE

EXISTING ±8,645 SF BUILDING ONSITE



Large landsite for sale in Sauganash community steps from Pulaski and Devon. 165' of frontage along North Pulaski Road. There is an existing ±8,645 SF two-story commercial/office building on the property and parking lot for 24 vehicles.



<b>Sale Price:</b>	\$1,239,000 (\$60 PSF)
<b>Lot Size:</b>	±20,500 SF
<b>Building Size:</b>	±8,645 SF Total ±4,644 SF Ground Level ±4,001 SF 2nd Level
<b>Parking:</b>	24 Parking Spaces
<b>Zoning:</b>	B1-1
<b>PIN#:</b>	13-03-208-030-0000 13-03-208-031-0000
<b>2023 Taxes:</b>	\$39,319.38



**MJ WEINBERGER**  
847-334-2587  
MJ@STRAUSSREALTY.COM

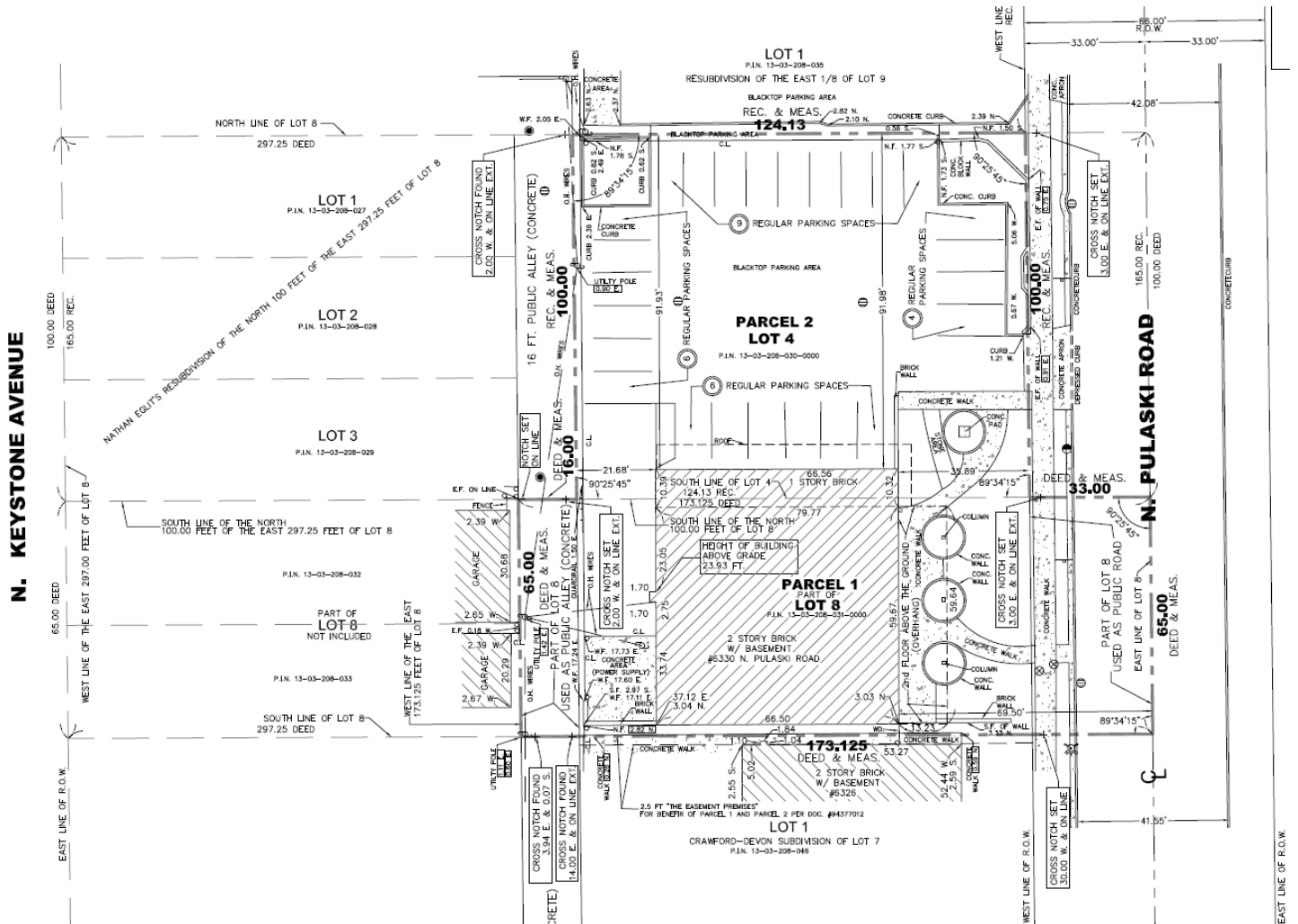
**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

# STRAUSS

## REALTY, LTD.

6330 N. PULASKI RD.  
CHICAGO, IL 60646

### SURVEY



### EXISTING BUILDING



MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600