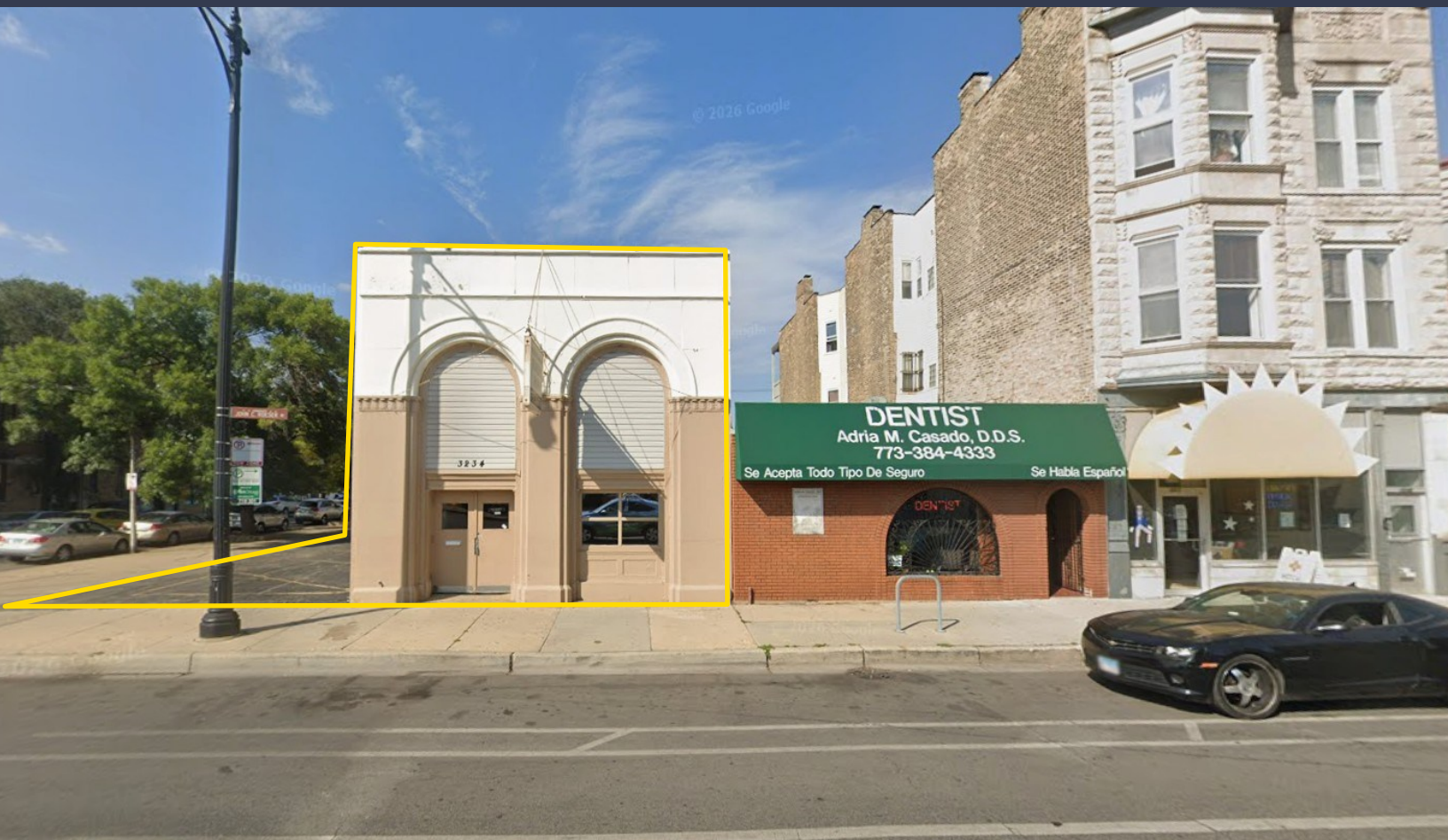


**FOR LEASE**  
**Commercial Building with Parking for Lease**

**3234-36 North Ave.**  
**Chicago, IL 60647**



Commercial building with a 10-car parking lot available for lease. Ideally located across from McDonald's on North Avenue and just west of 207-acre Humboldt Park. Formerly a theater and later a funeral home, the property features a high ceiling and men's and women's restrooms. Well-suited for a dance studio, restaurant, or a variety of other business uses. Positioned among established neighborhood businesses including a Family Dollar, dental and medical offices, hair salons, a bakery, and more.

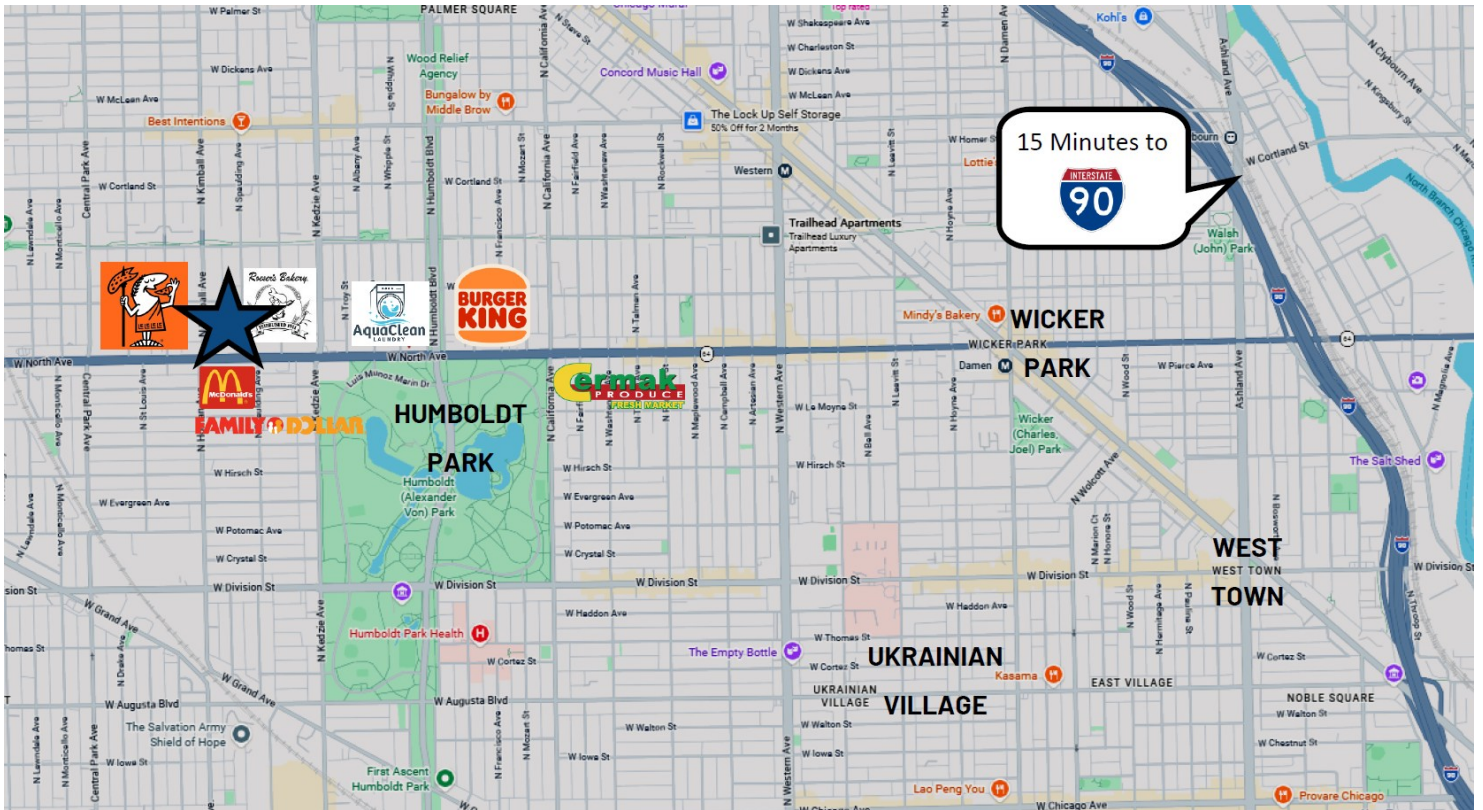
<b>LEASE PRICE:</b>	\$4,500 Monthly
<b>LEASE TYPE:</b>	Net
<b>BUILDING SIZE:</b>	4,100 SF
<b>PARKING:</b>	10 spaces
<b>LOT SIZE:</b>	6,528 SF
<b>LOT DIMENSIONS:</b>	48'x136'
<b>ZONING:</b>	B3-2
<b>TAXES (2024):</b>	\$2.48 PSF

**CONTACT**

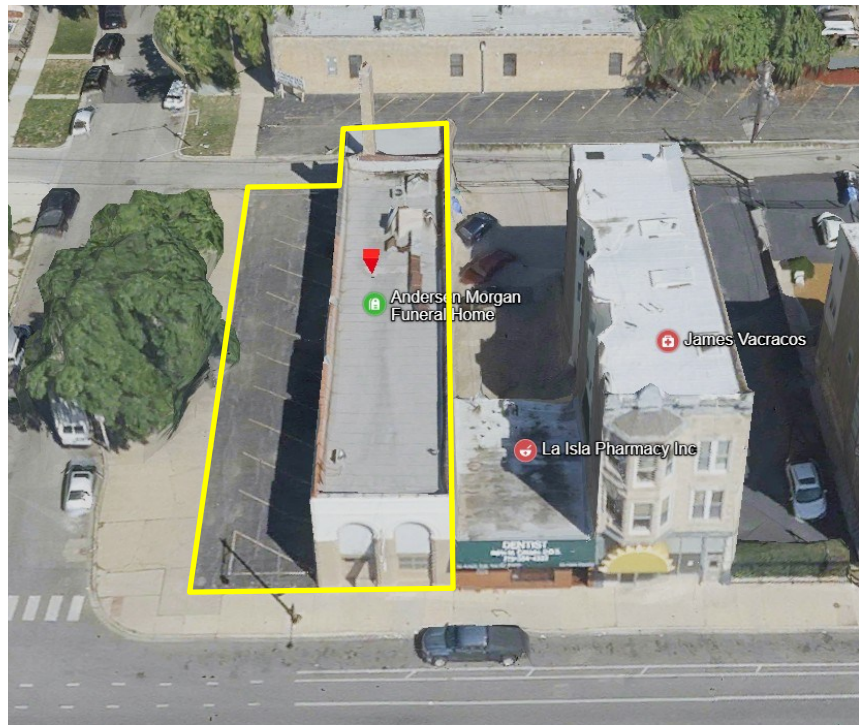
JE Diaz  
773 736 3600 Office  
773 744 3906  
jediaz@straussrealty.com

**STRAUSS**  
REALTY, LTD.

# LOCATION



- Located on North Avenue with traffic count of 22,800 vehicles per day
- Just west of 207-acre Humboldt Park
- 4-minute walk to Humboldt Park Library
- 15 minutes to I-90



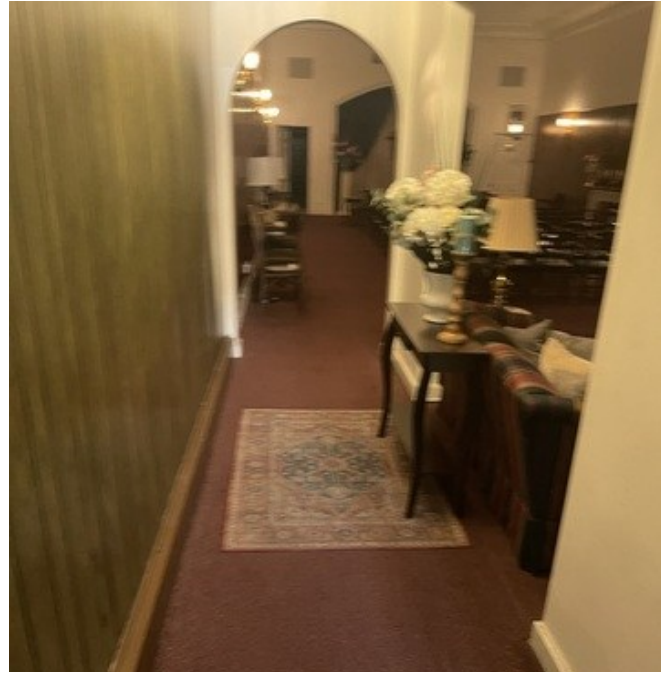
## CONTACT

JE Diaz  
773 736 3600 Office  
773 744 3906  
jediaz@straussrealty.com



# INTERIOR

3234-36 W. North Ave. Chicago, IL



## CONTACT

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