



## 4320 N. Elston Ave. (Chicago, IL 60641)

**AVAILABLE NOW**

- STOREFRONT (RETAIL/OFFICE) SPACE
- ZONING: C1-1
- TERM: 3-7 YEARS
- $\pm 1,100$  SQUARE FEET
- LEASE: GROSS
- RENT: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease,  $\pm 1,100$  square feet of storefront (retail/office) space. The property is located in the Irving Park neighborhood at the intersection of Elston Ave. and Pulaski Rd. The property is 0.5 mile away from the expressway at the "junction" (I-90/94), the CTA "L" (Blue Line), and the Metra (UP-NW). The property has great spots for signage and a parking lot. The space features 20 feet of frontage, large windows, good concrete floors (finished with carpet and luxury vinyl plank), high ceilings, an open layout, full HVAC, ample power, a bathroom, a janitor's closet with a mop sink, painted brick walls, storage closet, and MORE! The space is ideal for many different types of business uses. The landlord can deliver a vanilla box or the landlord can design and build out the space to meet a tenant's build-out

HIGHWAY PROXIMITY	STOREFRONT WINDOWS	BATHROOM
SIGNAGE	RECENT RENOVATIONS	STORAGE
PARKING	KITCHENETTE	NEARBY MANAGEMENT

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