



## 9300 SF RETAIL / FLEX BUILDING

### FOR SALE and LEASE



**4949 N. Elston**

**CHICAGO, IL**

#### SPECS

<b>BUILDING</b>	9300 SF retail / flex
<b>LAND</b>	12,500 SF
<b>CLEAR HEIGHT</b>	11' & 16'
<b>LOADING</b>	2 DIDs – <b>drive-thru ability</b>
<b>POWER</b>	220 amps
<b>PARKING</b>	3200 SF in rear fenced lot
<b>HVAC</b>	Boiler and forced air heat. Air conditioned ofc.
<b>CONDITION</b>	Very good
<b>ZONING</b>	C1-1
<b>WARD</b>	39 <sup>th</sup> Ward / Ald. Nugent
<b>NEIGHBORHOOD</b>	Mayfair – very close to Edens and Kennedy Expressways
<b>TAXES</b>	\$40,941 (2023)

#### HIGHLIGHTS

##### NORTH SECTION:

- 1,300 sf cooler with trench drains
- Curb cut on Elston
- Clear span – bow truss construction
- 16' clear height
- 1870 sf mezzanine (not included in bldg. sf) with finished offices
- Floor drains
- Sprinkler system
- 2 restrooms including 1 in office

##### SOUTH SECTION:

- 840 sf freezer
- 11' clear height
- Kitchenette and restroom

**Sale price \$ 975,000**

**Lease rate \$ 12.00/sf, mod gross**

#### CONTACT

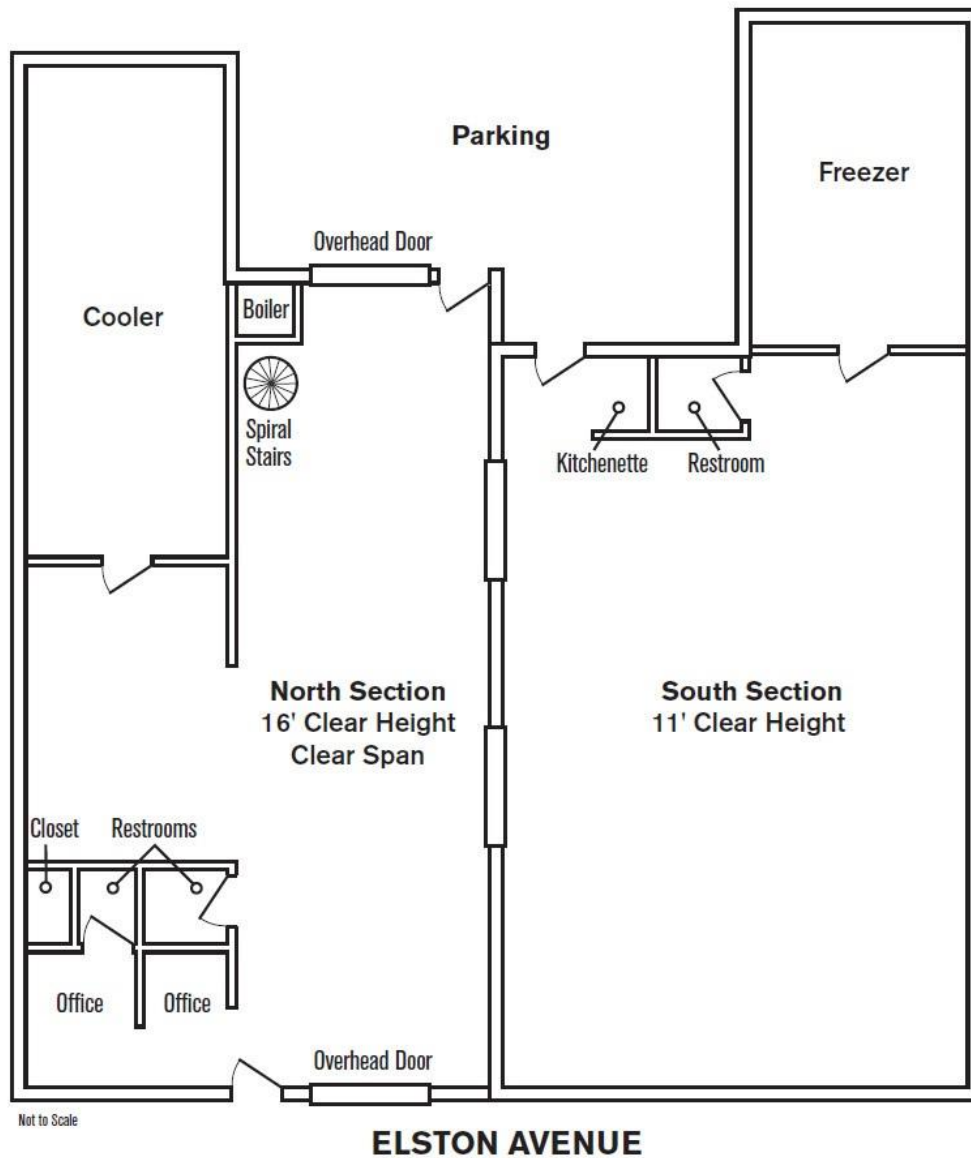
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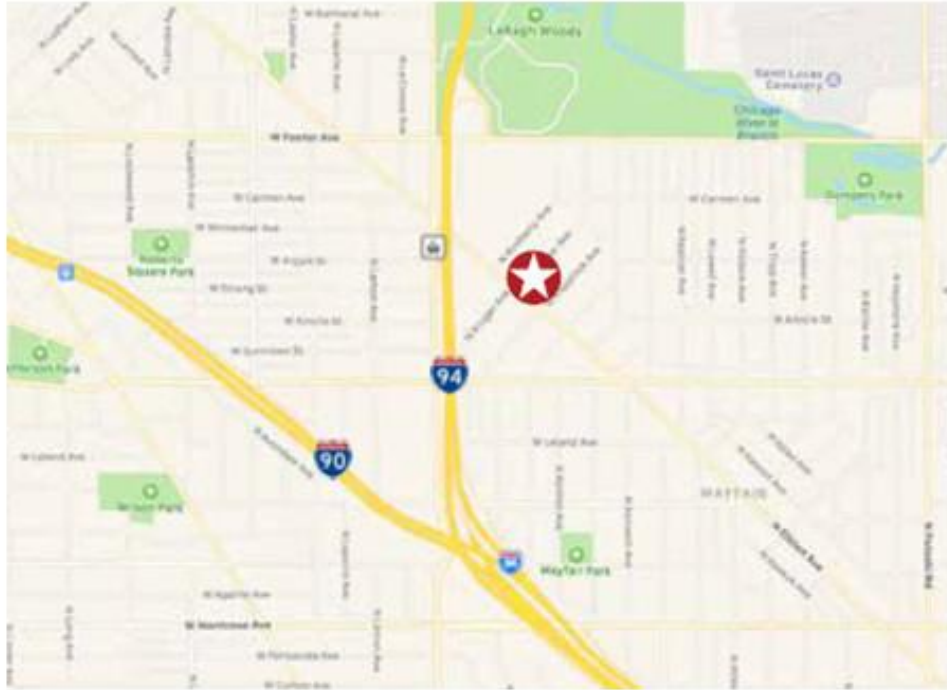
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