

# 3450 N KOSTNER AVE, CHICAGO, IL

Industrial | For Sale / Lease



## OFFERING SUMMARY

Sale Price:	\$1,650,000
Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	18,000 SF
Ceiling Height:	20'
Parking Spaces:	approximately 28
Drive-In Doors:	1
Loading Docks:	1
Ceiling Height:	20'
Taxes:	\$53,822.04(2024 paid in 2025)

## PROPERTY OVERVIEW

Rare opportunity to own a one-story building on the North Side of Chicago. 20' ceilings, a drive-in door and an interior loading dock, make this building the ideal space for manufacturing, warehouse and distribution needs. Zoned M1-1. 28 parking spaces. Just one mile to I-90 Expressway. One block to the CTA bus line on Addison and the Metra MD-N train connecting Chicago Union Station and Fox Lake.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

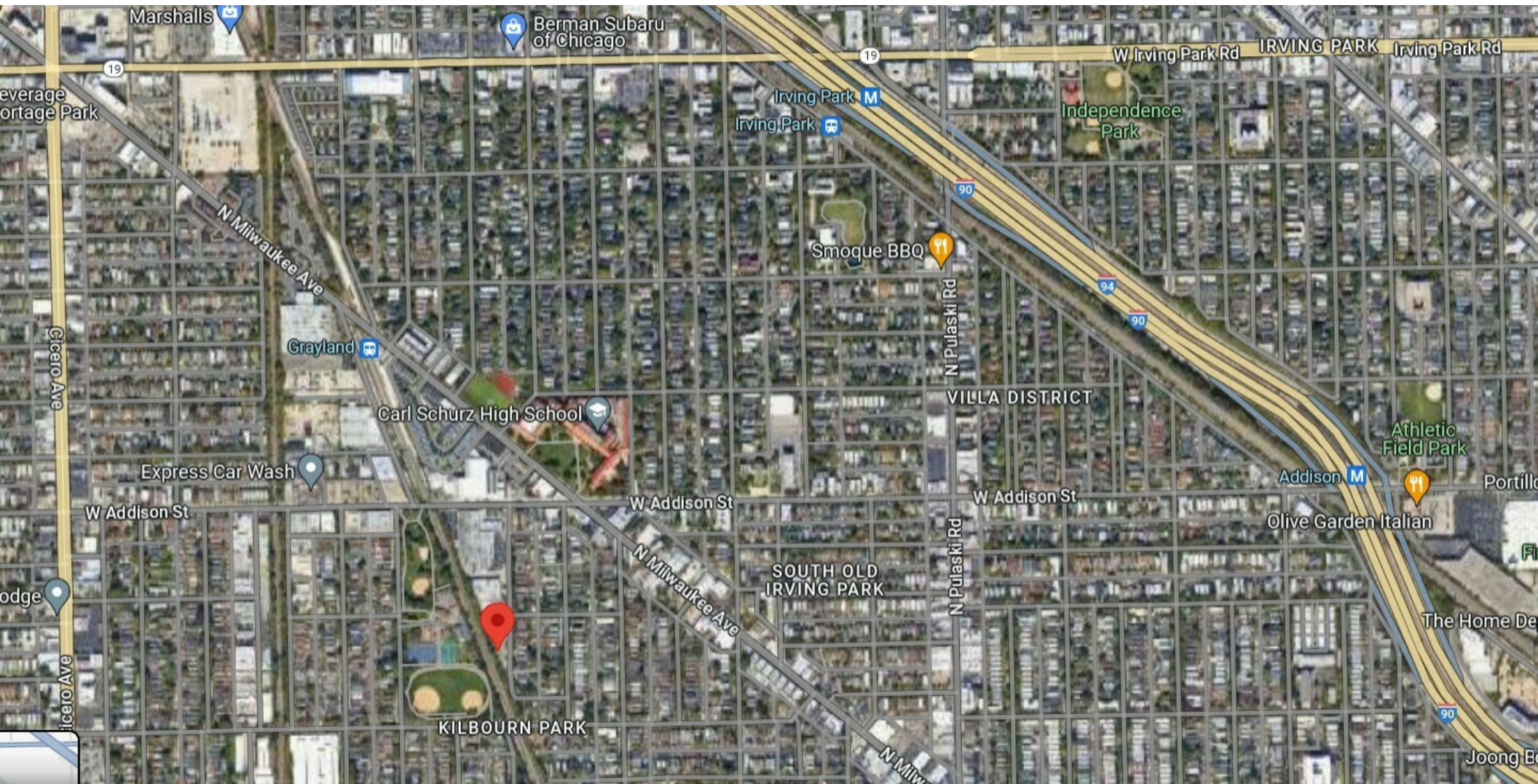
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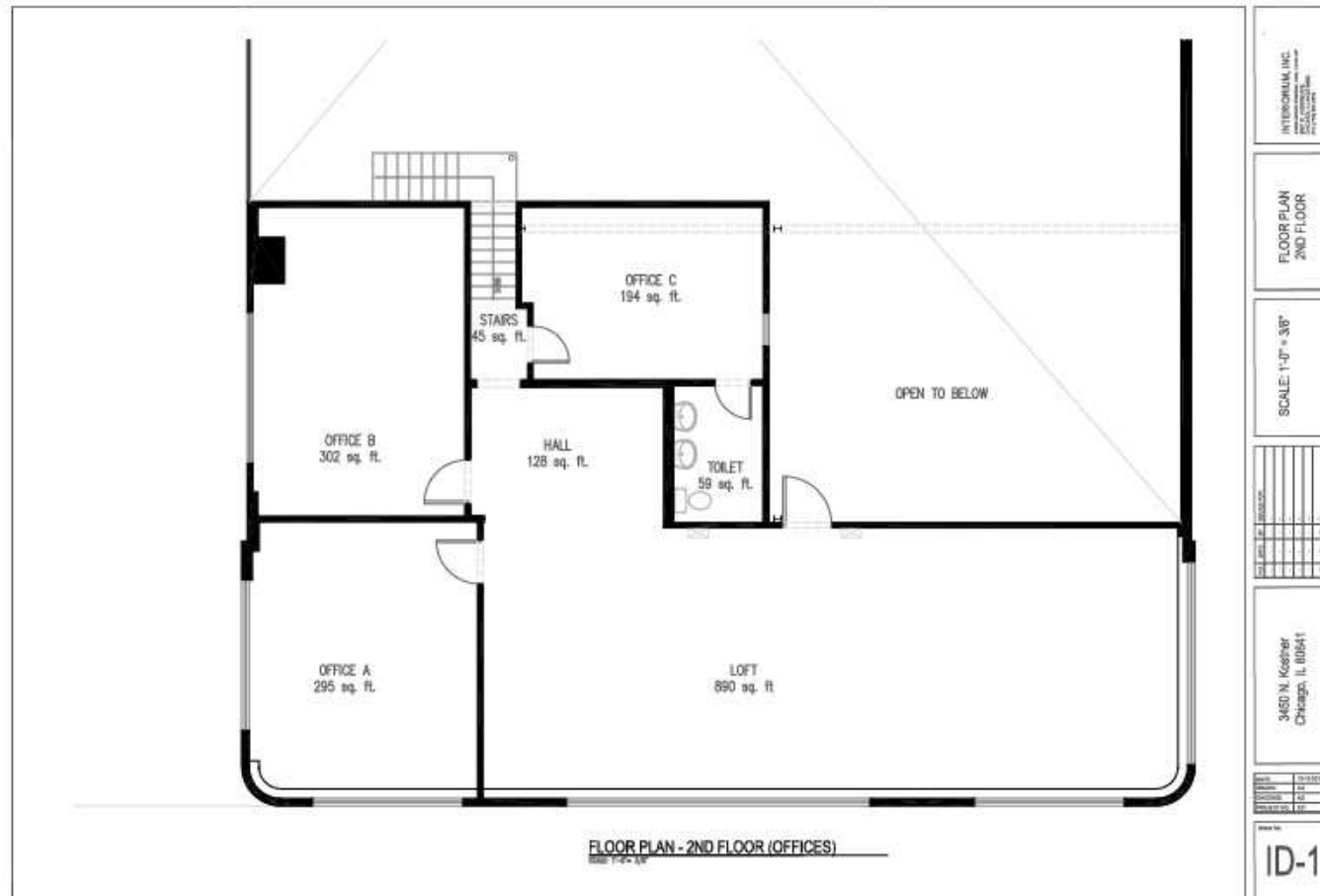
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