

7,493 SF Commercial Space For Lease
Restaurant, Commercial/Catering Kitchen,
Flex, Industrial, Office, or Retail

3310 N. Elston Ave.
Chicago, IL 60618



Fully renovated bow-truss commercial space with fully built-out commercial kitchen located in the heart of Avondale. The property features a wide-open layout with a high ceiling and onsite parking adjacent. Recent upgrades include all-new HVAC, electrical, and plumbing systems. The commercial kitchen includes multiple exhaust hoods, walk-in coolers, and restaurant-grade infrastructure throughout. A true turn-key opportunity for an event venue, catering operation, or commissary kitchen seeking a modern, high-capacity facility.

SIZE:	7,493 SF
PRICE:	\$25 PSF, NNN
CAM & TAX:	±\$7.75 PSF
ZONING:	C1-1
PARKING:	7 Spaces
WARD:	33
ALDERMAN:	Rossana Rodriguez Sanchez

CONTACT

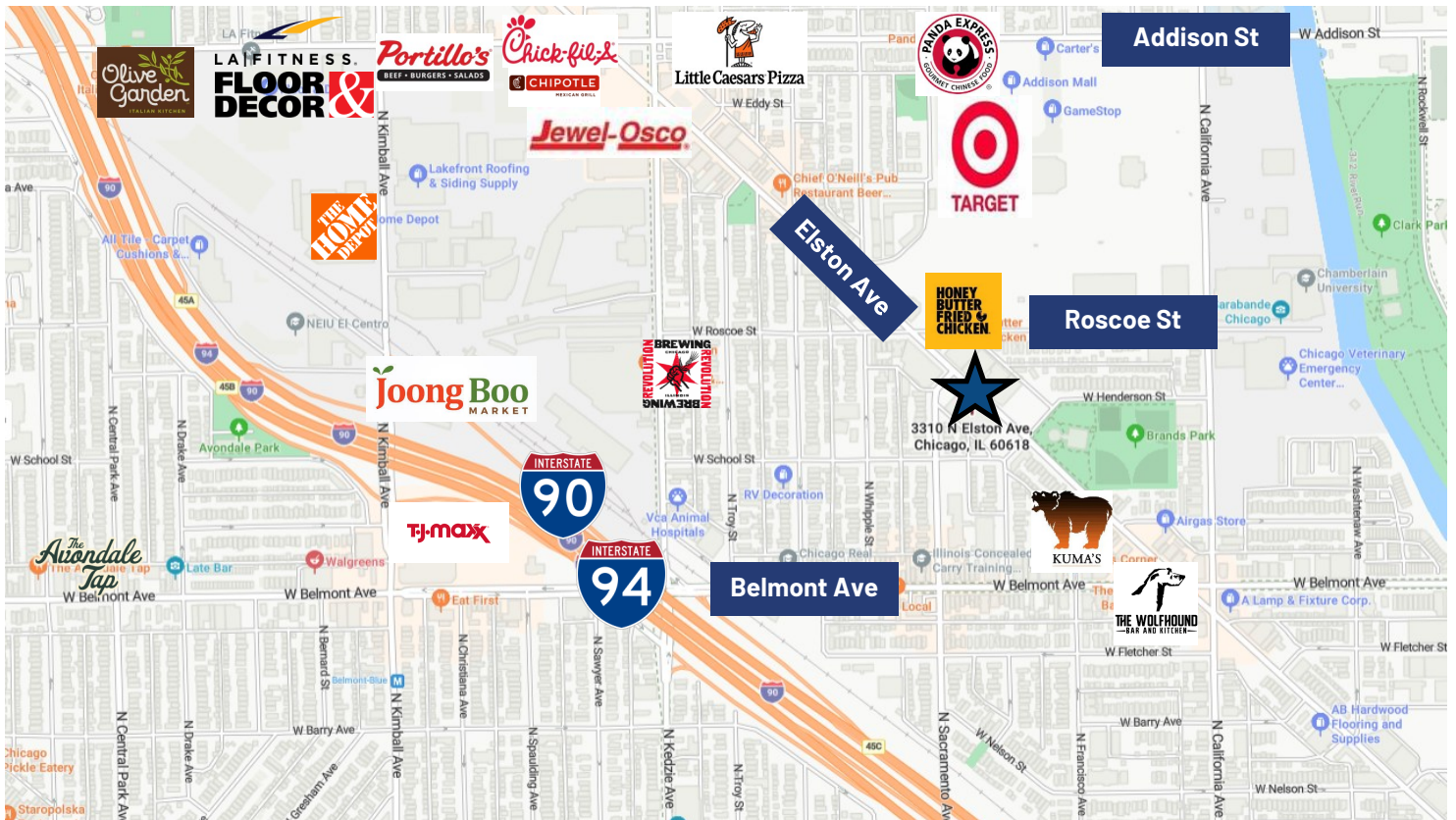
Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

LOCATION

3310 N. Elston Ave.
Chicago, IL 60618



- Convenient access to downtown Chicago and surrounding suburbs via nearby I-90/94
- Great frontage along North Elston Avenue in busy Avondale corridor
- Located among established businesses, breweries and ongoing development

Demographics

(2024) Costar

	1 Mile	2 Miles	3 Miles
Population	42,967	217,793	516,730
Median Age	36.3	35.7	35.2
Households	17,797	91,501	221,666
Average Household Income	\$116,090	\$125,183	\$121,124

CONTACT

Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

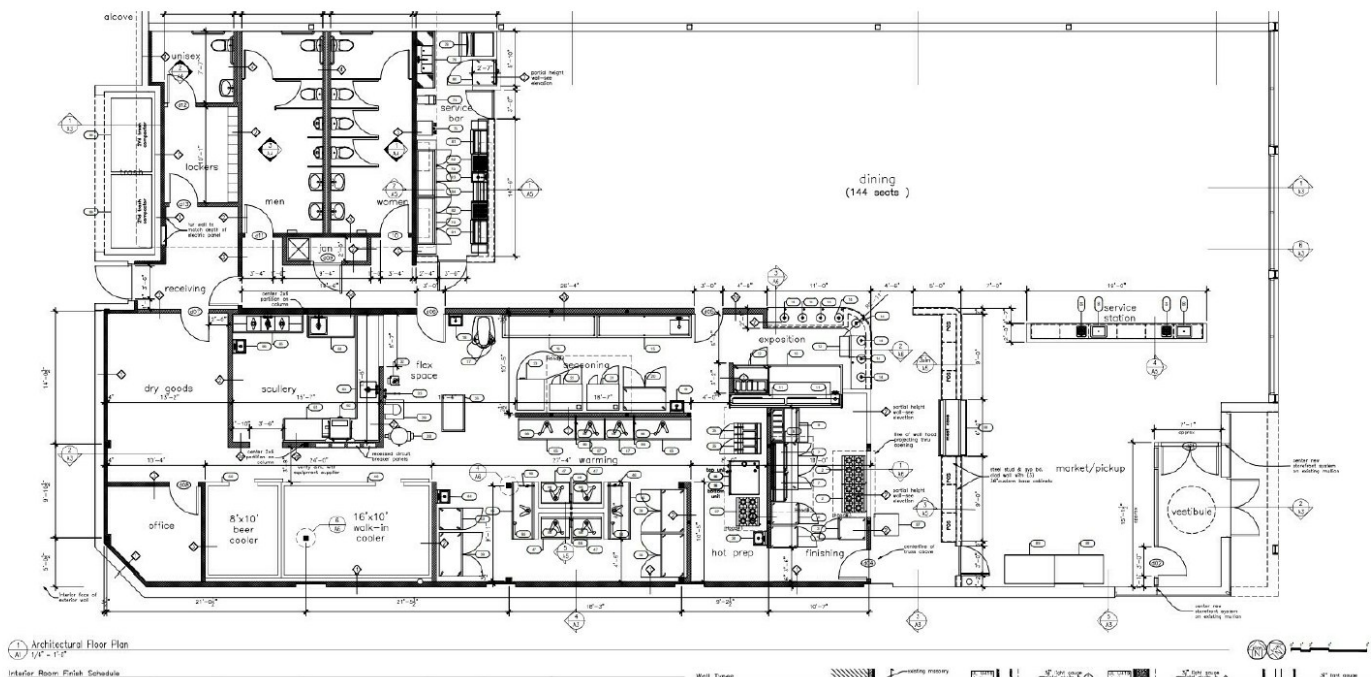
LOCATION

3310 N. Elston Ave.
Chicago, IL 60618

Aerial



Floor Plan



CONTACT

Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

INTERIOR

3310 N. Elston Ave.
Chicago, IL 60618



CONTACT

Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.