

# STRAUSS

REALTY, LTD.

4639 W. ARMITAGE AVE.  
CHICAGO, ILLINOIS 60639



Rare opportunity to acquire a stand-alone industrial/flex building in Chicago's Northwest Industrial Corridor with extra land in back to park 4 box trucks, as well as parking along side for 3 to 4 automobiles. The well-maintained, very clean space contains 4 offices and conference room, 2 bathrooms and kitchenette, with warehouse space in back accessible through recently added double steel doors. Building is fully airconditioned with radiant heat, new LED lighting, new vinyl flooring, ample electricity and exterior charging station. In addition, the subject property has excellent curb appeal. Clean brick work; easy access, and easy to see from the street. It conveys clean, professionalism that lends itself to front office, client and customer meetings, as well as equipment storage and industrial fabrication in back.

**Sale Price:** \$299,000  
**Building Size:** ±2,025 SF  
**Land Size:** ±3,125 SF  
**Taxes 2024:** \$9,141.30  
**Zoned:** PMD 9



**CALL FOR MORE INFORMATION OR  
TO SCHEDULE A SHOWING!**



DEBORAH SMITH

773-885-3254

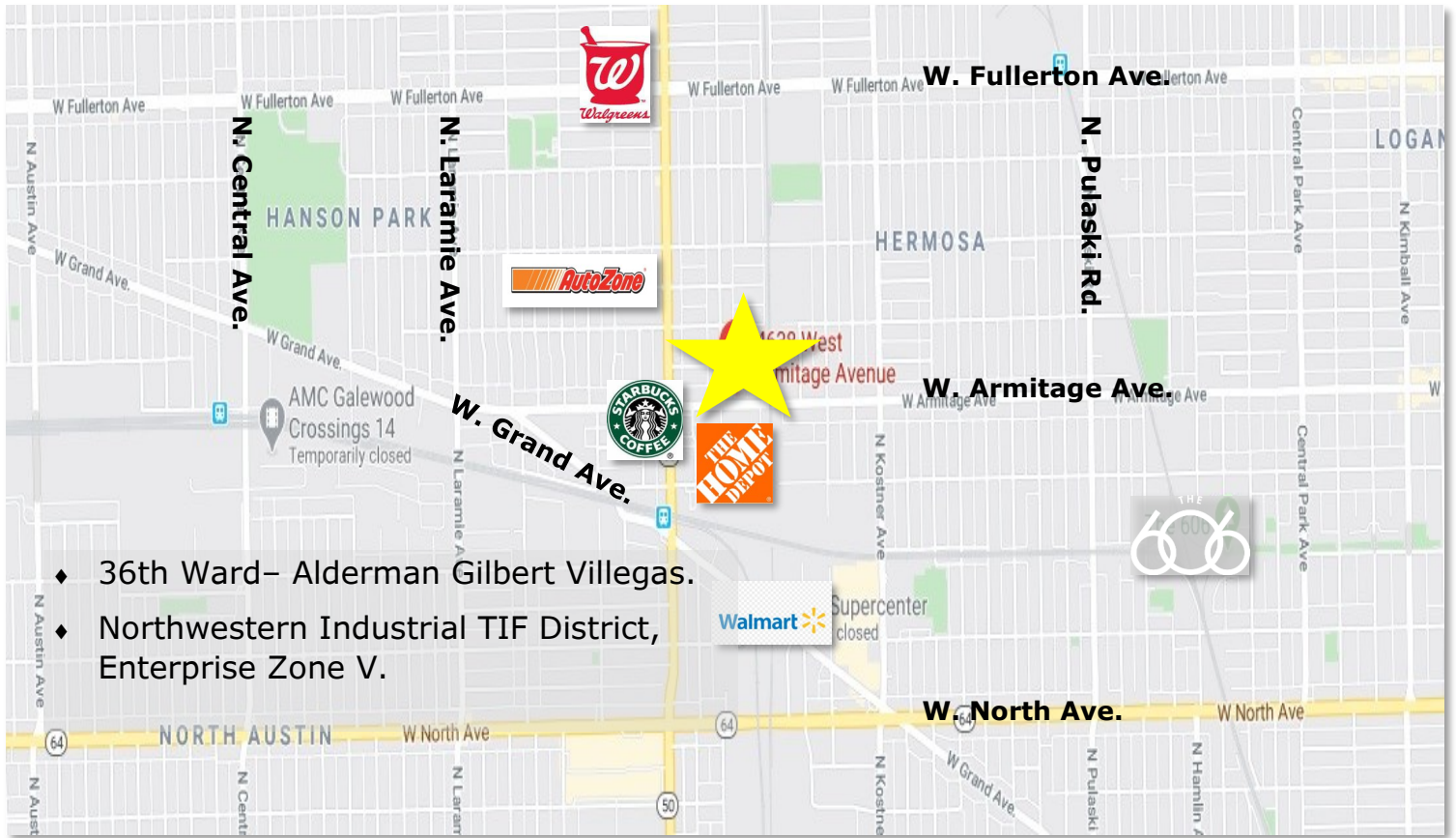
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