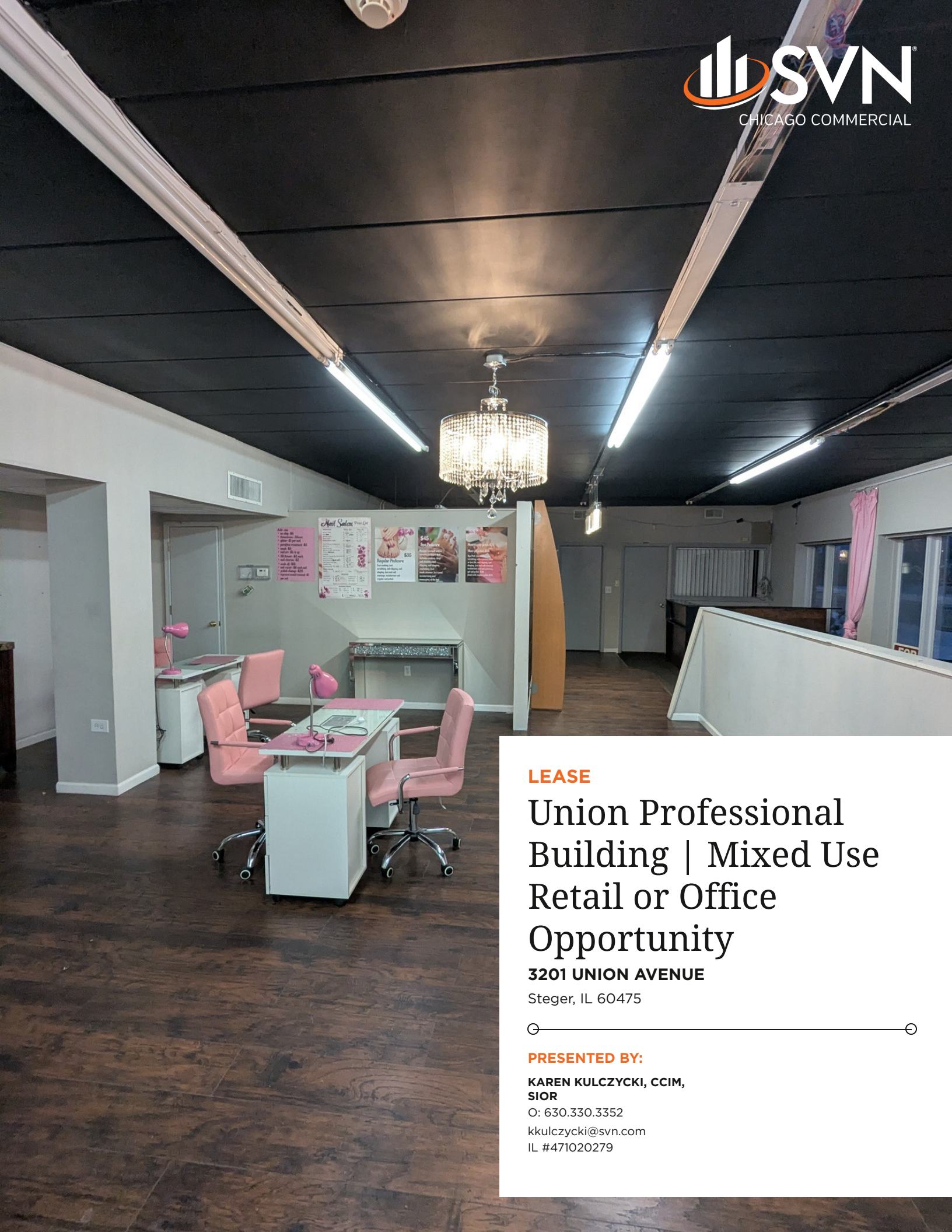


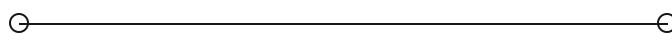


LEASE

Union Professional Building | Mixed Use Retail or Office Opportunity

3201 UNION AVENUE

Steger, IL 60475



PRESENTED BY:

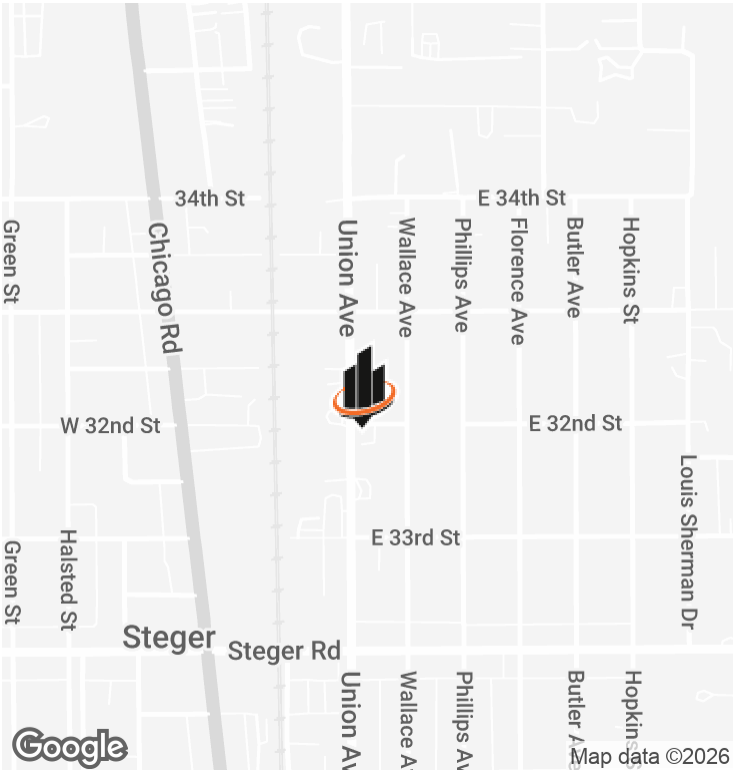
**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,700.00 per month (MG)
AVAILABLE SF:	+/- 1,700 SF
NUMBER OF UNITS:	1
LOT SIZE:	0.42 Acres
BUILDING SIZE:	10,950 SF

PROPERTY DESCRIPTION

SVN is pleased to announce availability at 3201 Union Avenue, the Union Professional Building, in Steger, Illinois. This ±10,950 SF mixed-use building on 0.42 acres with a full first-floor office/retail spaces of ±1,700 SF is available for lease with private entry, salon use, office, storage, and plenty of parking.

PROPERTY HIGHLIGHTS

- ±1,700 SF Retail Space | Salon
- Monumental and Building Signage
- Newly remodeled | Open Concept
- Private Entry | Plenty of Parking
- Frontage on Union Avenue

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LEASE SPACES



LEASE INFORMATION

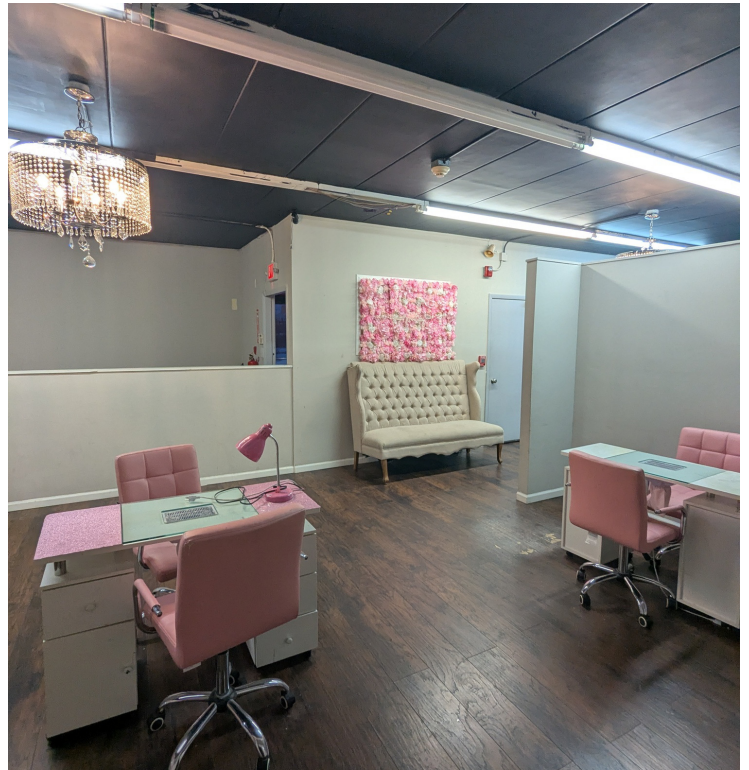
LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,700 SF	LEASE RATE:	\$2,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,700 SF	Modified Gross	\$2,700 per month	Prior Beauty Salon Barbershop Chair Stations Pedicure Area 2 Executive Offices Storage Restroom Parking Signage Front and Rear Parking

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ADDITIONAL PHOTOS



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BUILDING AERIAL



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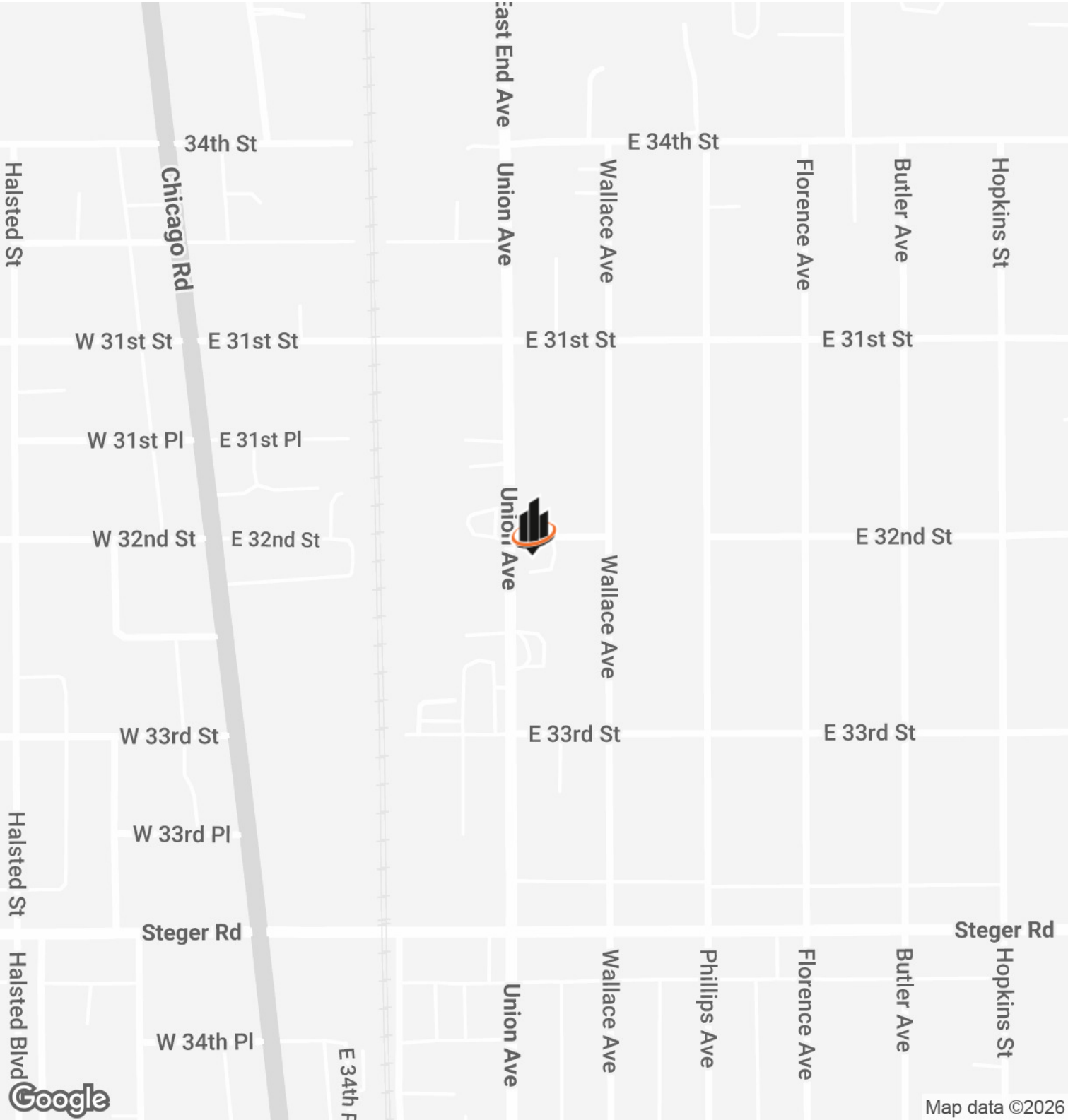
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NEARBY RETAIL MAP



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LOCATION MAP



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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