



4138 N. Kedzie Ave. (Chicago, IL 60618)

AVAILABLE NOW

- RETAIL (STOREFRONT) SPACE
- ±1,100 SQUARE FEET
- ZONING: B3-1
- LEASE: GROSS
- TERM: 3-7 YEARS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ±1,100 square feet of storefront (retail/office) space. The property is located in the Irving Park neighborhood on Kedzie Ave. The property is 1.0 mile away from the expressway at the “junction” (I-90/94), and 0.5 mile away from the CTA “L” (Brown Line). The property has great spots for signage. The space features 15 feet of frontage, large windows, hardwood floors, exposed brick, skylights, high ceilings, an open layout, full HVAC, ample power, a bathroom (with a shower), storage closet, and MORE! The space is ideal for many different types of business uses. The landlord can deliver a “vanilla box” or the landlord can custom build the space to meet a tenant’s build-out requirements.

HIGHWAY PROXIMITY	STOREFRONT WINDOWS	BATHROOM (WITH SHOWER)
PUBLIC TRANSPORTATION	RECENT RENOVATIONS	STORAGE
SIGNAGE	KITCHENETTE	LAUNDRY FACILITIES