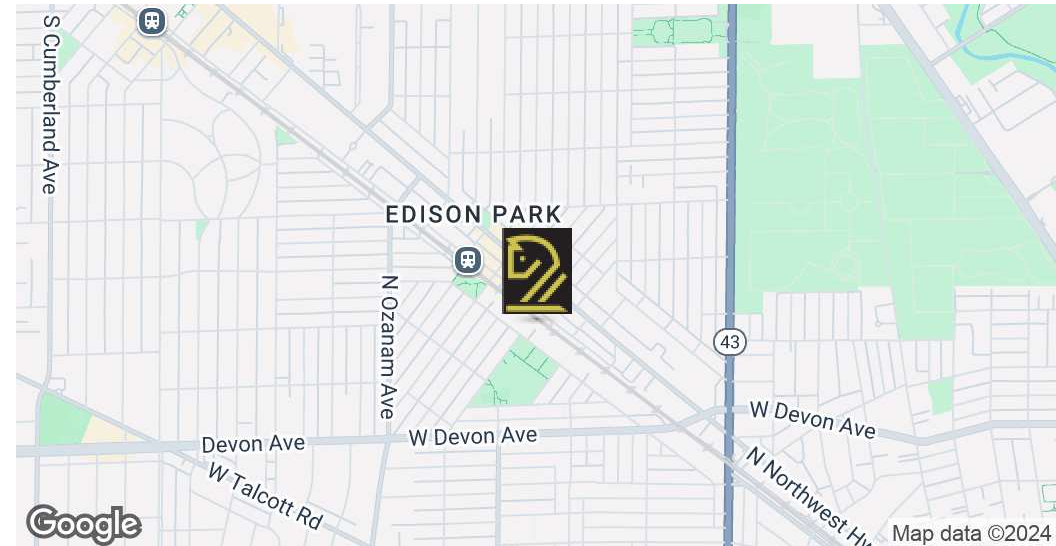


# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.



Lease Rate

**\$5,000.00 PER MONTH**

## PROPERTY OVERVIEW

Opportunity to lease a unique office/flex building with large yard useful for parking and or secure storage. The whole property is fenced with a motorized fence in front to access. Great location to move your business to in bustling Edison Park Neighborhood Steps away from the Metra Station.

## OFFERING SUMMARY

Building Size:	3,575 SF
Available SF:	3,575 SF
Renovated:	2020
Zoning:	M1-1

## PROPERTY HIGHLIGHTS

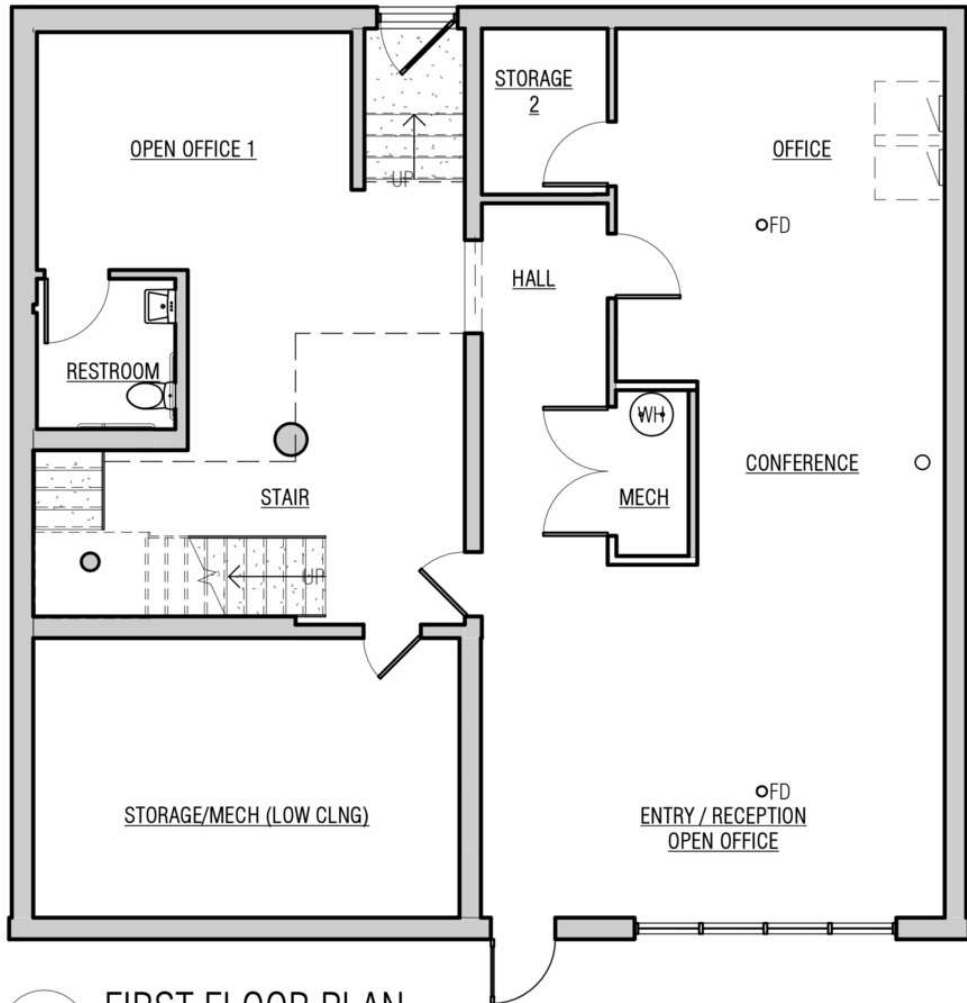
- Secure (fenced) exterior storage
- Newly built out creative office space
- Overhead door access on first floor
- Exterior stairs to second floor
- Over 6,000 Sq. FT. of outdoor storage

# 6577 N AVONDALE - FLOOR PLANS

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

# 6577 N AVONDALE - SURVEY

6577 N AVONDALE AVENUE, CHICAGO, IL 60631

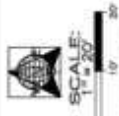


**TROY COMMERCIAL**  
REAL ESTATE LTD.

CONSTRUCTION AND LAND SURVEYOR  
P.O. BOX 415 WILCOXDA, IL 60094  
TEL: (773) 400-9321 FAX: (773) 926-672  
ACCURATE@ATT.NET

R & R Surveyors, LTD.

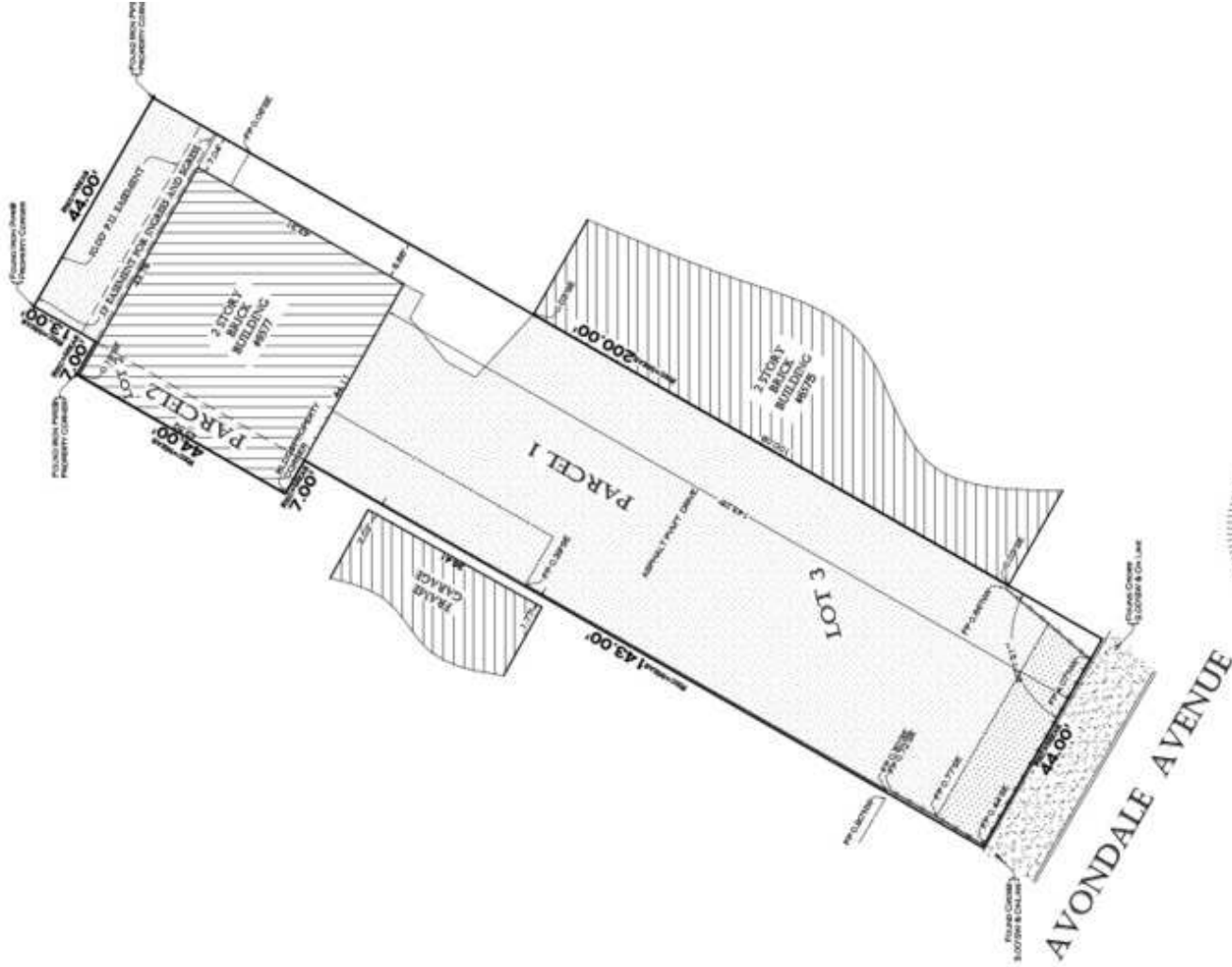
## PLAT OF SURVEY



PARCEL 1: LOT 3 IN ZEMAN'S RESUBDIVISION OF PART OF BLOCKS 3 AND 9 IN LOWRY'S ADDITION TO NORWOOD PARK IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 21, 1979 AS DOCUMENT NUMBER 3081880.

PARCEL 2: THE SOUTHEASTERLY 7 FEET OF THE NORTHEASTERLY 44 FEET OF THE SOUTHWESTERLY 187 FEET OF LOT 2 IN ZEMAN'S RESUBDIVISION OF PART OF BLOCKS 3 AND 9 IN LOWRY'S ADDITION TO NORWOOD PARK IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 21, 1979 AS DOCUMENT NUMBER 3081880.

COMMONLY KNOWN AS: 6577 AVONDALE AVENUE, CHICAGO, ILLINOIS.



NOTE: DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE TO BE CONSIDERED AS APPROXIMATE UNLESS OTHERWISE SPECIFIED. THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON IS THE ONLY COPY OF THE ORDER & FOR ACCURACY PURPOSES, ALL DIMENSIONS ARE TO BE AS SHOWN FOR EACH AND EVERY DIMENSION. ALL POINTS BEFORE BUILDING BY SAME AND AT THE TIME OF THE SURVEY, AND LOCAL ORDINANCES FOR ALL ZONING RESTRICTIONS.

REC'D BY: 1049782  
DATE: 3/7/2019  
RECEIVED BY: JEFFREY STRANGE



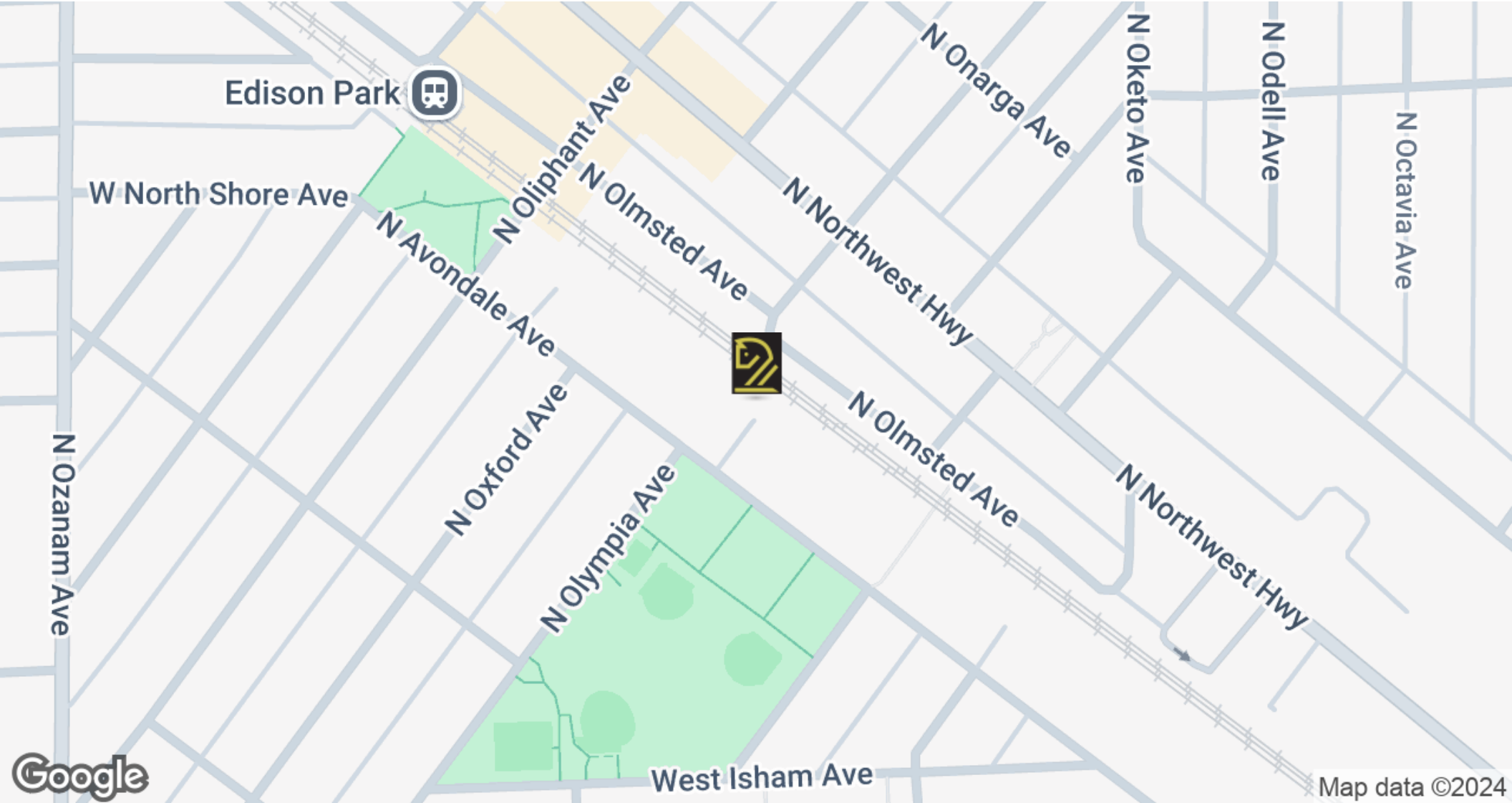
STATE OF ILLINOIS  
COUNTY OF COOK  
I, ROY G. LAWRENCE,  
DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED AND THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 9, 2019.  
MARCH 9, 2019  
Roy G. Lawrence  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 001

# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.

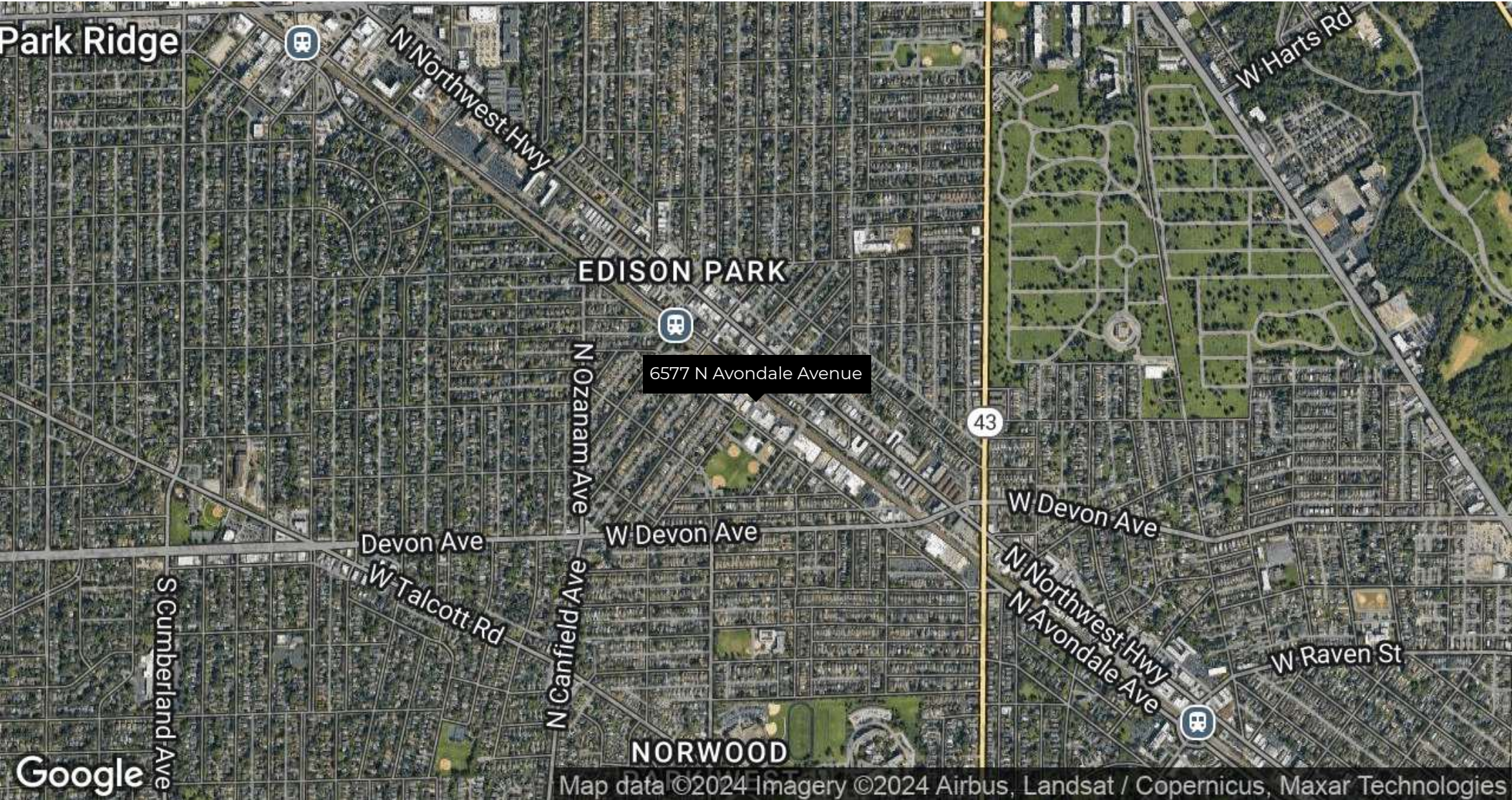


# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.



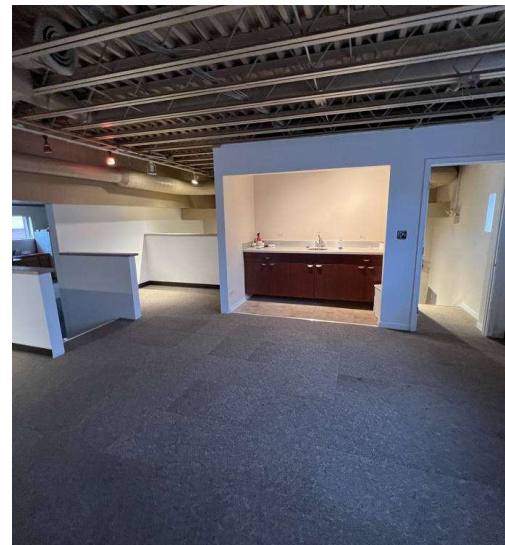
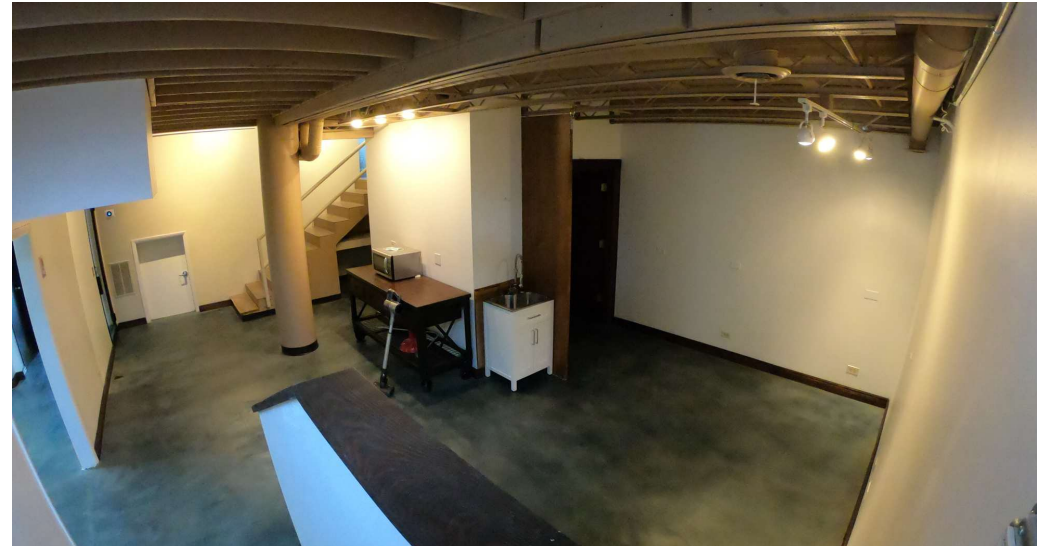
FOR LEASE

# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.



# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.



## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,575 SF	Lease Rate:	\$5,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6577	Available	3,575 SF	Gross	\$5,000 per month	3,575 Sf available between two floors. Newly built out space, great for numerous uses. Outdoor storage area is roughly 6,300 SF.

# 6577 N AVONDALE

6577 N AVONDALE AVENUE, CHICAGO, IL 60631



**TROY COMMERCIAL**  
REAL ESTATE LTD.

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,787	7,054	23,478
Average Age	42	42	44
Average Age (Male)	41	41	42
Average Age (Female)	43	43	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,264	2,968	9,767
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$144,712	\$169,686	\$157,866
Average House Value	\$518,404	\$557,550	\$543,871

\* Demographic data derived from 2020 ACS - US Census

