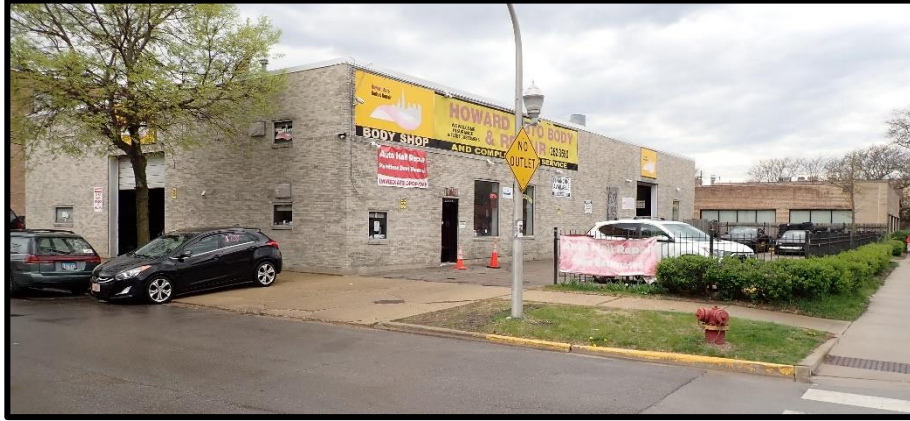




## AUTO REPAIR BUILDING FOR LEASE 6550 SF with PARKING



**2255 W. Howard Street**

**CHICAGO, IL**

### SPECS

<b>BUILDING</b>	6550 SF auto repair building
<b>LAND</b>	11,180 SF
<b>LOADING</b>	3 DIDs: 1 facing parking lot 1 facing Bell Avenue 1 facing alley Drive-thru capability
<b>POWER</b>	400 amps
<b>PARKING</b>	10 cars in fenced lot facing Howard Street, plus ample street parking
<b>OFFICE</b>	500 SF
<b>HVAC</b>	GFA heaters in shop Air conditioned office
<b>ZONING</b>	C1-2
<b>WARD</b>	49 <sup>th</sup> Ward / Ald. Hadden
<b>NEIGHBORHOOD</b>	West Rogers Park
<b>TAXES (2023)</b>	\$42,250 / \$6.45 per sf

### HIGHLIGHTS

- Can fit at least 6 lifts
- Functioning paint booth with roof exhaust
- 2 clear span sections
- 16' clear height – 18' to the deck
- 500 sf locker room above offices (not included in 6550 sf)
- Floor drains
- 2 bathrooms: 1 next to office & 1 in shop
- In excellent condition
- Available September 1, 2025

**Lease rate \$ 15.00 per sf, NNN**

### CONTACT

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**6550 SF with PARKING**

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