

# STRAUSS

REALTY, LTD.

3464 N. KNOX AVE.  
CHICAGO, IL. 60641

## NEWLY RENOVATED INDUSTRIAL BUILDING WITH PARKING



Rental Rate:	\$9.95 PSF, NET	Features:	<ul style="list-style-type: none"><li>• Skylights</li><li>• Great roof</li><li>• 1,200 SF office</li></ul>
Sale Price:	\$1,400,000	Auto Repair Equipment & Business:	Fully equipped with:
Building Size:	12,930 SF	(Available at an Additional Cost)	<ul style="list-style-type: none"><li>• Spray booths</li><li>• Floor drains</li><li>• Triple catch basins</li><li>• Alignment machine</li><li>• Exhaust system</li><li>• Frame machine</li><li>• 4 Lifts</li></ul>
Lot Size:	21,000 SF	Highway Access:	1.25 miles to I-90
Office Size:	1,200 SF	Public Transportation:	1.25 miles to Addison Blue Line Station
Loading:	4 Drive-In Doors		
Parking:	9,000 SF Fenced In Parking Lot Plus additional eleven (11) diagonal parking spaces		
Ceiling Height:	11' Clear		
Zoning:	M1-1		
Taxes (2023):	\$41,589.99		



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

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4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

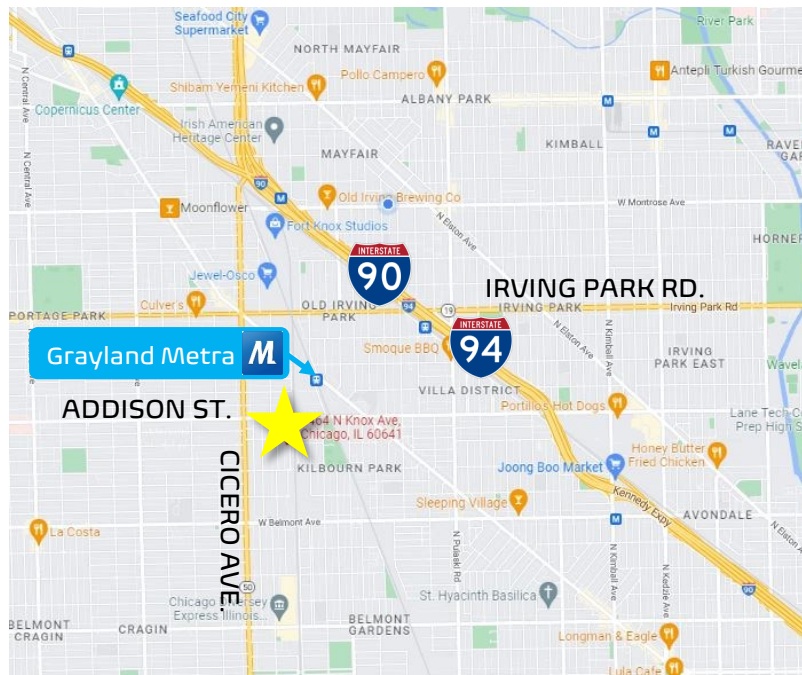
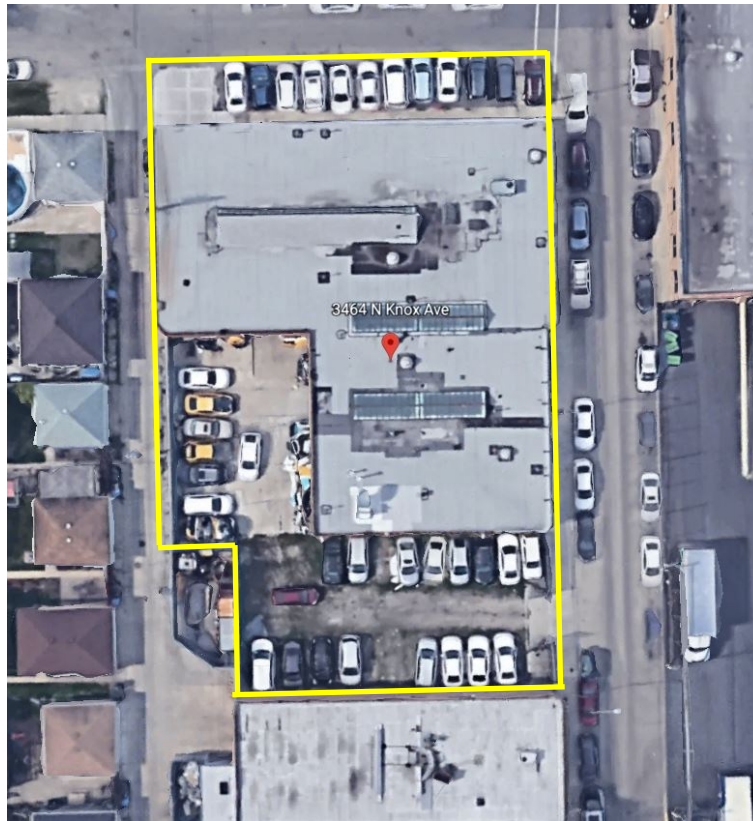
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## Aerial & Map



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## Exterior Photos



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## Interior Photos



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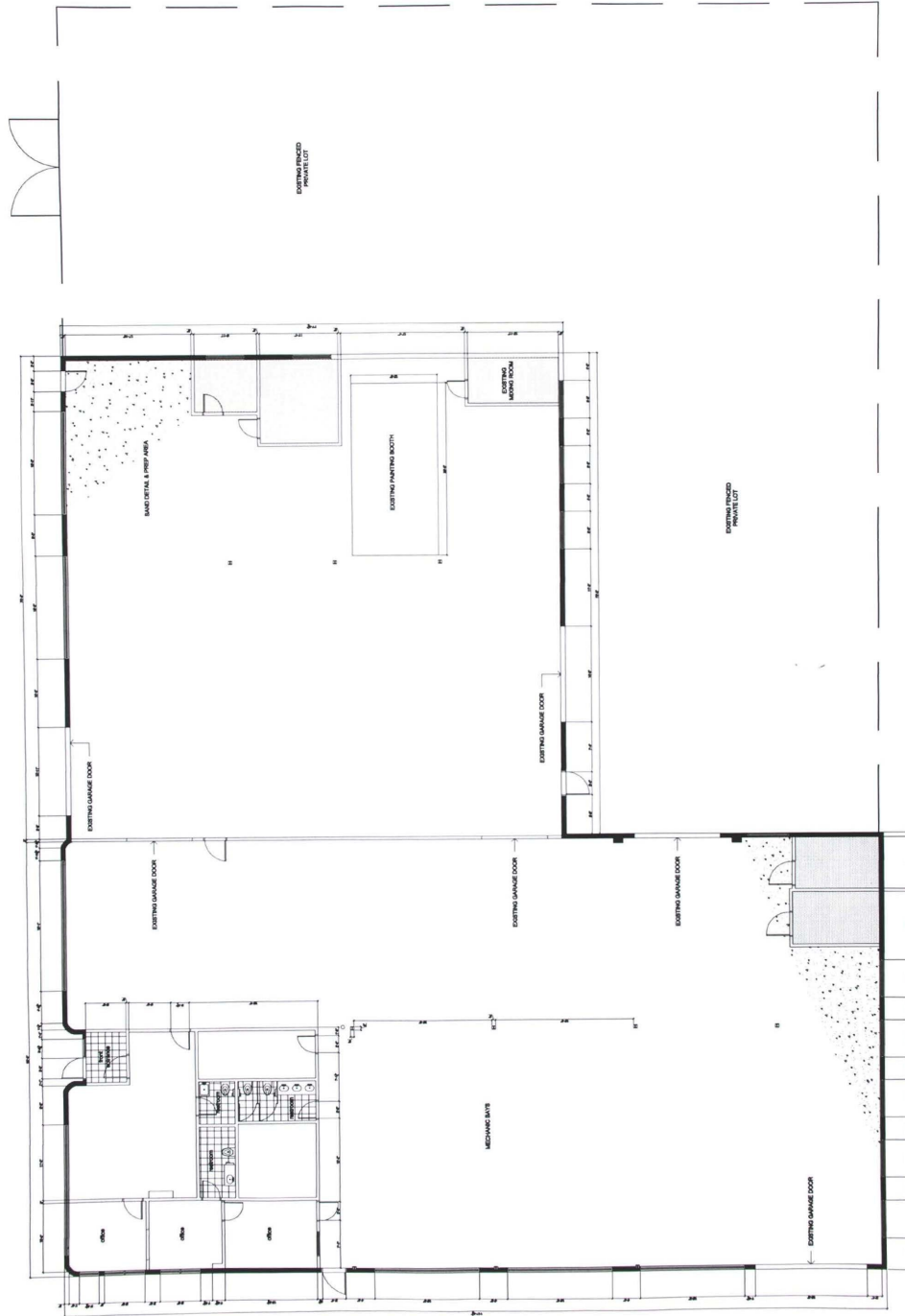
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## Survey



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