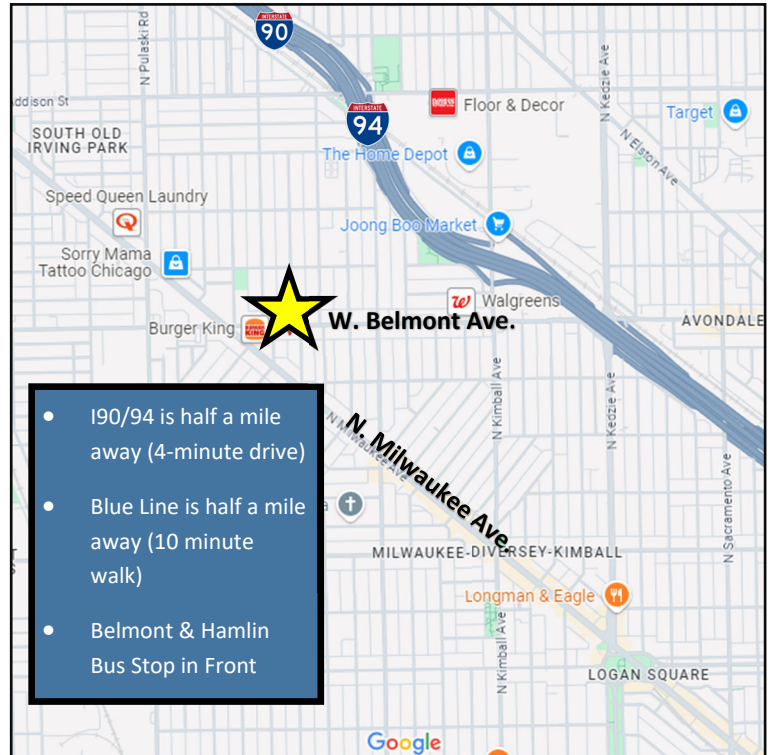


FOR SALE OR LEASE: TWO-STORY WAREHOUSE/OFFICE/FLEX/CREATIVE BUILDING

12,000 SF TOTAL (DIVISIBLE TO 6,000 SF PER FLOOR)



| | |
|------------------------|---|
| Building Size: | ±12,000 SF Total (Divisible to ±6,000 SF per Floor) |
| Asking Price: | \$1,150,000 \$1,025,000 |
| Rental Rate: | \$4,750 Monthly, Gross (Per Floor) \$4,000 Monthly, Gross (Per Floor) |
| Drive-In Doors: | 1 |
| Ceiling Height: | 12' Clear |
| Parking: | Approx. 1,400 SF Outdoor Space Parking for 4/5 Cars |
| Sprinklers: | Wet |
| Zoning: | B3-3 |
| Ward/Alderman: | 35th Ward—Carlos Ramirez-Rosa |
| Taxes (2023): | \$31,445 |
| Features: | <ul style="list-style-type: none"> • Heavy timber 2-story building • Tons of natural light • New construction revitalizing the area • Close proximity to I90/94 • Blue Line is 10-minute walk away |



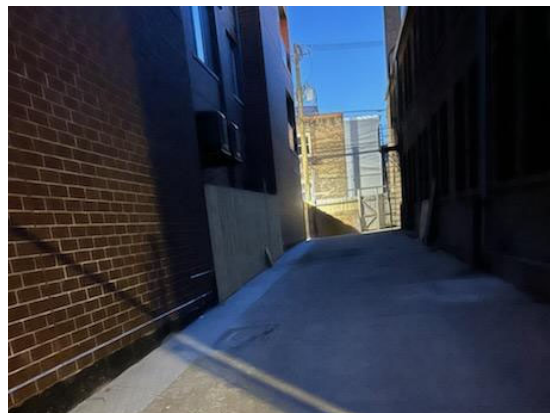
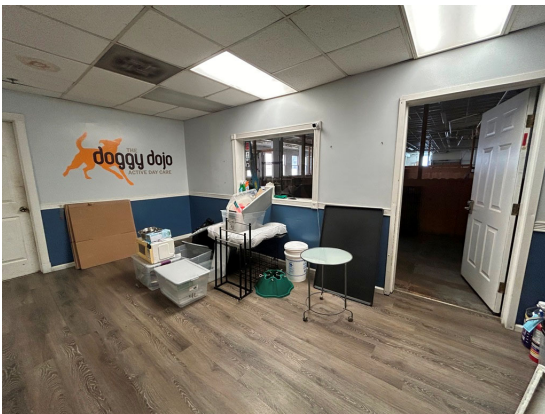
Traffic Count: 20,100 vehicles per day travel along Belmont Avenue



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

Photos



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ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

Demographics

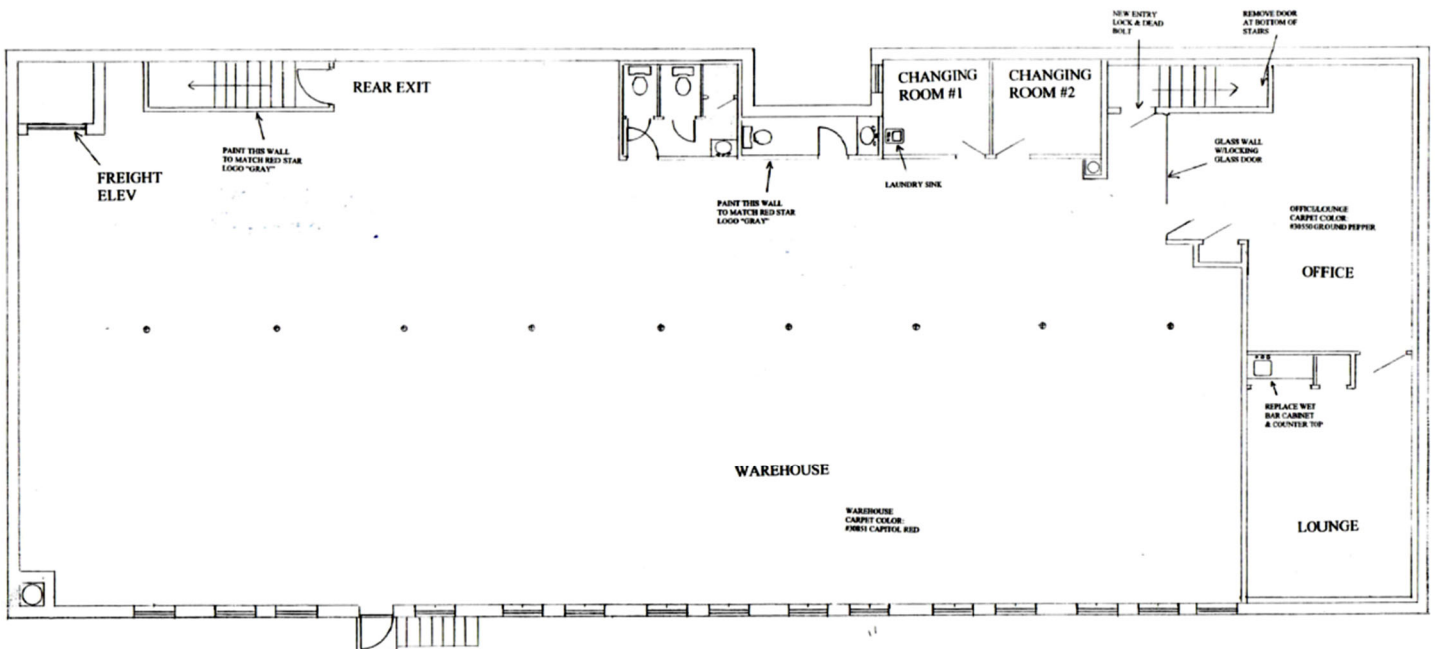
Estimates by Costar 2024

| | 1 mile | 2 miles | 3 miles |
|--------------------------|----------|-----------|-----------|
| Population | 47,833 | 202,052 | 444,878 |
| Median Age | 35.50 | 36.1 | 36.10 |
| Households | 19,038 | 77,831 | 172,478 |
| Average Household Income | \$97,045 | \$102,282 | \$111,688 |
| Daytime Employees | 14,736 | 54,538 | 140,555 |

Floor Plan

(2nd Floor)

6,000 SF per Floor



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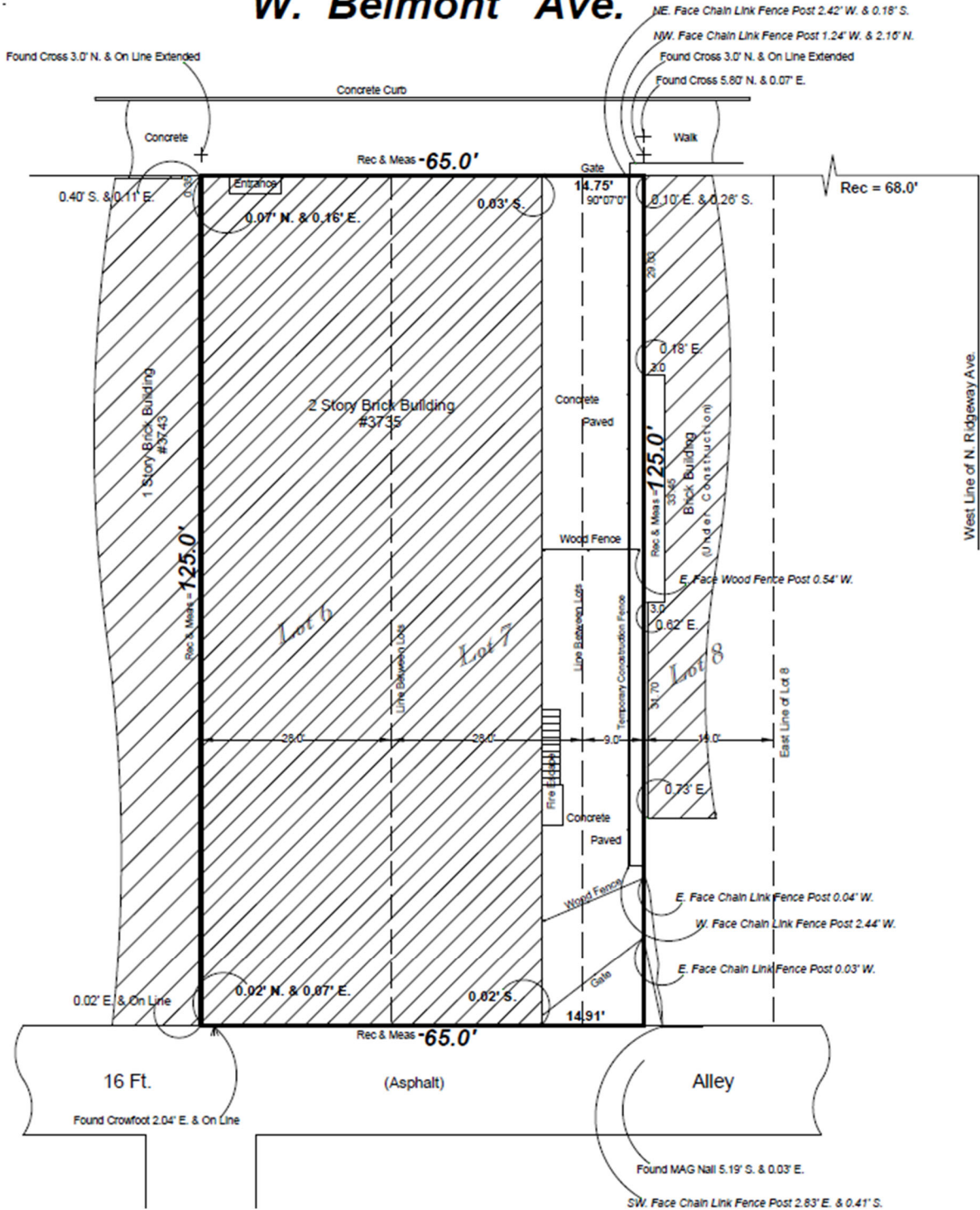
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Survey

W. Belmont Ave.



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