

FOR SALE OR LEASE

**Development Opportunity: Warehouse/Office Property with Parking
2,300-11,700 SF Available for Lease**



SUMMARY

Exceptional industrial and office property **for sale or lease** in Mayfair. Includes parking lots. Total of 18,445 SF landsite, great for development. Great accessibility on Montrose Avenue, close to I-90, O'Hare Blue Line and major thoroughfares.

- **4220 W. Montrose Avenue** is a 2,300 SF office building plus parking lot. The office includes reception, 8 private offices, 2 bathrooms, kitchen, storage, conference area, and an open workspace area. Parking lot onsite for approx. 8 vehicles.
- **4224-4228 W. Montrose** is a 7,100 SF warehouse/shop with parking lot. It includes an office and 3 garage doors. The location is leased to a lawnmower repair company.
- **Rear Warehouse:** There is an additional rear 2,300 SF warehouse with 600 SF office and bathroom, plus fenced parking/storage available.

SALE OFFERING

Sale Price:	\$1,799,000
Total Building Size:	11,700 SF
Lot Size:	18,445 SF
Lot Dimensions:	155'x119'
Parking:	Parking lots onsite.
Zoning:	C1-1
Taxes (2023):	\$41,112.21
PIN#s:	13-15-234-017-0000 13-15-234-018-0000 13-15-234-019-0000 13-15-234-020-0000

LEASE OPTIONS

	Size:	Note:	Rental Rate:
4220 Montrose	2,300 SF Office	Plus Parking Lot	\$3,500/mo. Modified Gross
4224-4228 Montrose	7,100 SF Shop/Warehouse	With Parking Lot	\$7,500/mo. Modified Gross
Rear Warehouse	2,300 SF	Plus Parking/Storage Lot	\$3,500/mo. Modified Gross



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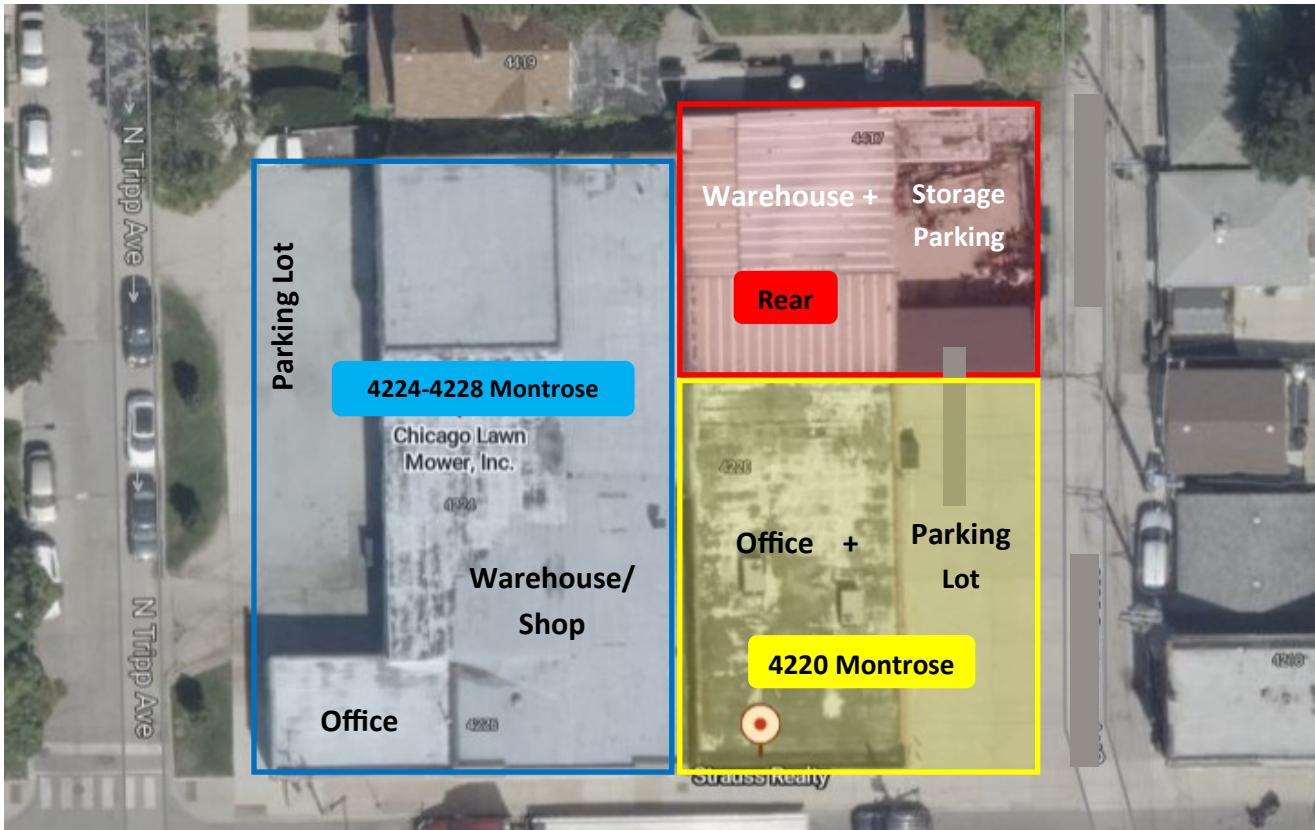
4220 W. MONTROSE AVE.

CHICAGO, IL 60641

PHONE: 773-736-3600

FOR SALE OR LEASE

**Prime Warehouse/Office Property on Montrose with Parking For Sale
2,300-11,700 SF Available for Lease**



4224-4228 Montrose Warehouse Parking Lot



4220 Montrose Office Parking Lot



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Location

2024 DEMOGRAPHICS (1 Mile Radius)

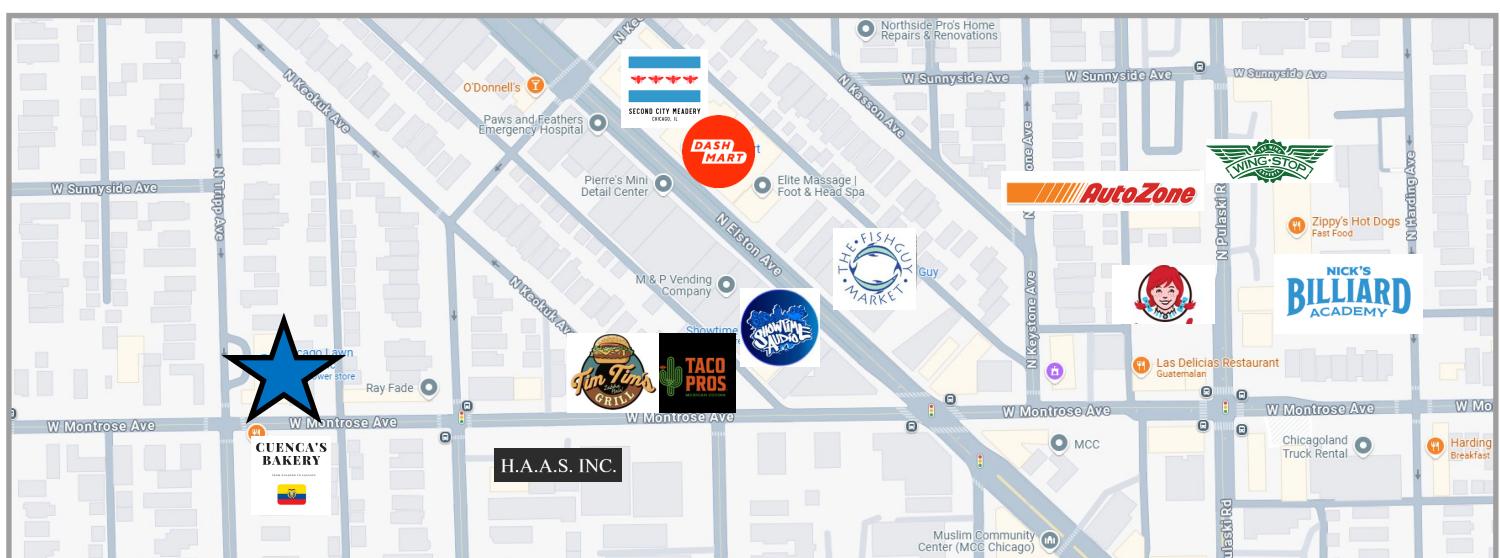
- Total Population: 46,379
- Total Households: 17,729
- Average Household Income: \$105,246

TRAFFIC COUNT

15,100 Vehicles per Day Travel along Montrose Ave



Nearby Businesses



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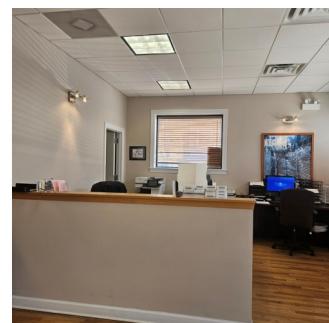
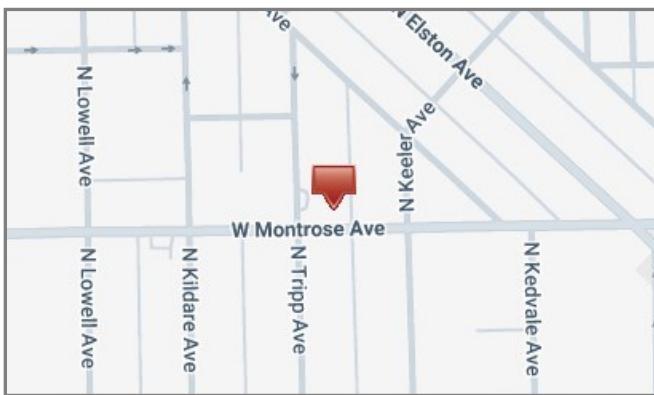
FOR LEASE

2,300 SF Fully Built Out Office Plus Parking Lot Onsite



This move-in ready office building features a functional layout that includes reception, 8 private offices, 2 bathrooms, kitchen, storage, conference area, and an open workspace area—ideal for a wide variety of business uses. A parking lot for approx. 8 vehicles is included. Just minutes from I-90 and close to Blue Line, this property offers excellent commuter access and is steps from popular restaurants and neighborhood businesses.

Office Size:	2,300 SF
Parking:	Approx. 8 Vehicles
Rental Rate:	\$3,500/mo.
Rental Type:	Modified Gross
Zoning:	C1-1



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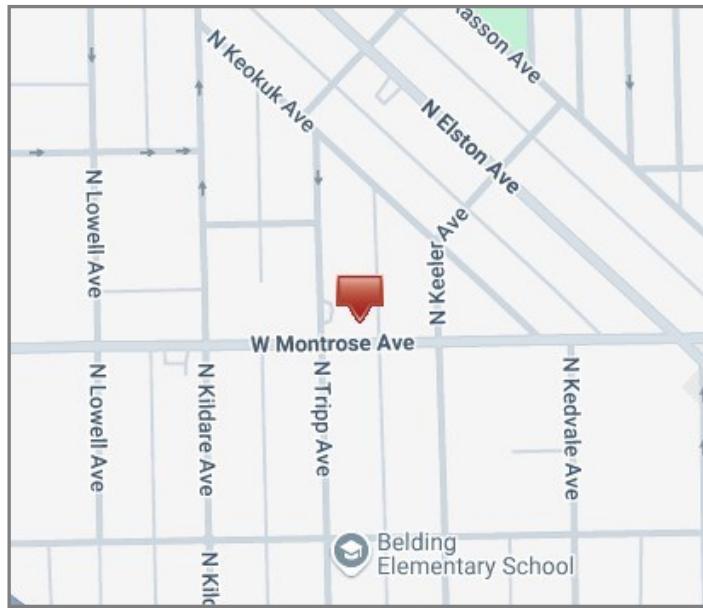
FOR LEASE

7,100 SF Warehouse with Office, 2 Drive-In Doors and Parking Onsite



Located just 2 minutes from I-90 and close to Blue Line, this versatile warehouse building offers excellent accessibility and convenience. The property includes a shop, dedicated office space, a private parking lot, and three garage doors. Currently occupied by a lawnmower repair company, it's ideal for light industrial, repair, or service businesses. Surrounded by local eateries like Tim Tim's Halal Grill and Taco Pros, it offers great amenities for staff and visitors alike.

Size:	7,100 SF with Parking Lot
Rental Rate:	\$7,500/mo.
Rental Type:	Modified Gross
Zoning:	C1-1
Garage Doors:	3
Ceiling Height:	10'-12'



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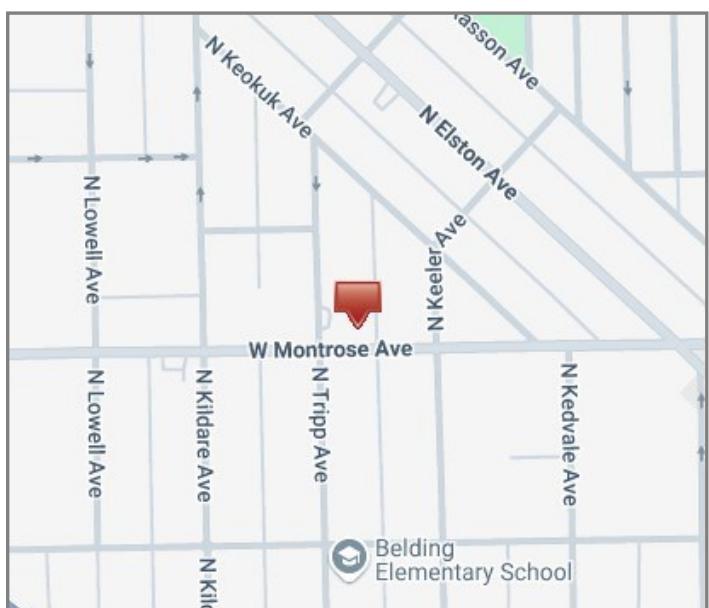
FOR LEASE

2,300 SF Warehouse Plus Fenced Outdoor Storage/Parking



Perfect for trades or contractors, this warehouse property includes a 600 SF office area with bathroom, and a private fenced outdoor storage area, providing secure space for equipment, materials, or vehicle storage. Conveniently located near I-90, Blue Line, and local amenities, the site offers both functionality and accessibility in a high-demand corridor.

Size:	2,300 SF Warehouse + Fenced Parking/Outdoor
Rental Rate:	\$3,500/mo.
Rental Type:	Modified Gross
Zoning:	C1-1
Ceiling Height:	14'



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