

**SALE**

# 3500 N Kostner Ave

**3500 N KOSTNER AVE**

Chicago, IL 60641

**PRESENTED BY:**

**TIM NEWBERG**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,789,000
<b>LOT SIZE:</b>	20,010 SF
<b>BUILDING SIZE:</b>	30,450 SF

## PROPERTY DESCRIPTION

This 30,450 SF industrial property located in the North Chicago Industrial Cluster on the City's northwest side is for sale or lease. 12' ceilings, a drive-in door, 3 exterior loading docks, and a freight elevator make this building the ideal space for warehouse, distribution, or manufacturing user. Zoned M1-1.

## PROPERTY HIGHLIGHTS

- 12 Parking Spaces
- 2024 Taxes: \$94,490.56
- 3 Exterior Loading Docks
- 1 Drive-In Door

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## INTERIOR PHOTO



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# FLOOR PLAN



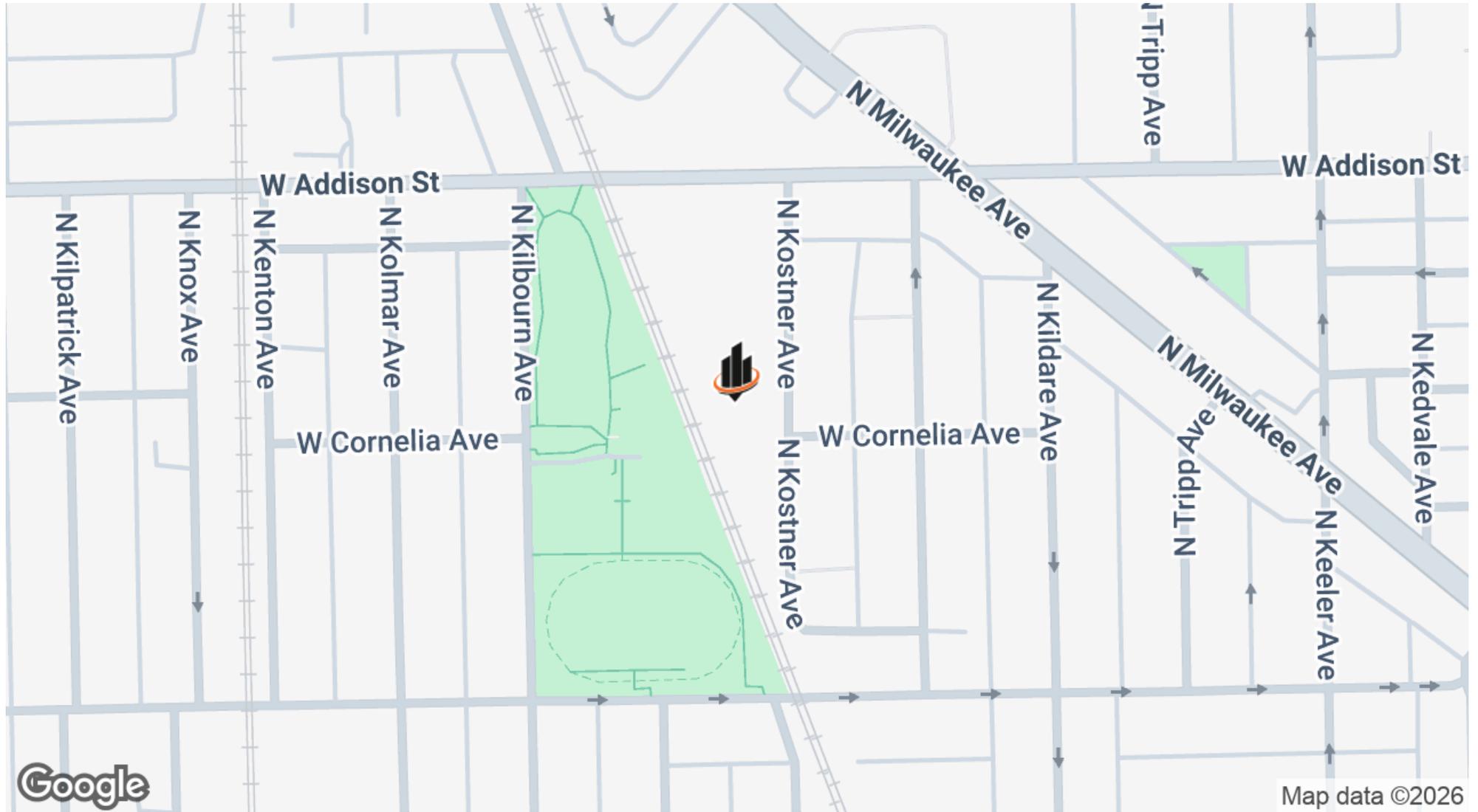
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**BUILDING AERIAL**



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# LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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