



## LEASED

### Property Description

Bi-level storefront with 75' of frontage on NW corner at the signalized intersection of Belmont & Wolcott in Roscoe Village, across the street from Jahn World Language magnet school and surrounded by affluent residential neighborhoods. 1,200 SF with 11' ceilings on ground floor and 1,200 SF with 8' ceilings in lower level including bathrooms on each floor. Large windows on the front and side of the space. Open plan "vanilla box" space. Ready for immediate occupancy. Floor plans available upon request.

### Property Details

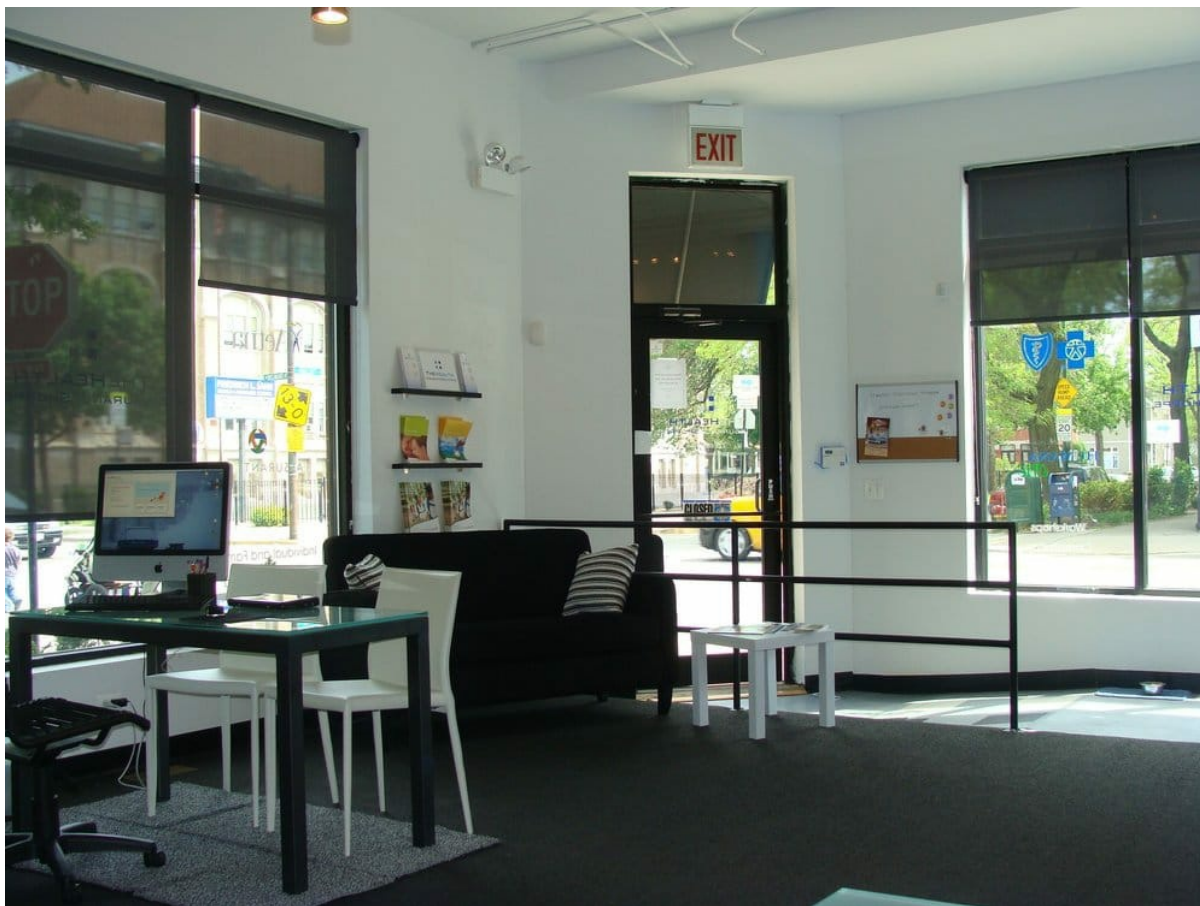
LEASE PRICE: **\$27**

LEASE TYPE: Modified Gross

ZONING: B3-2

BUILDING SQ FT: 1,200

GROSS MONTHLY RENT: \$2,650



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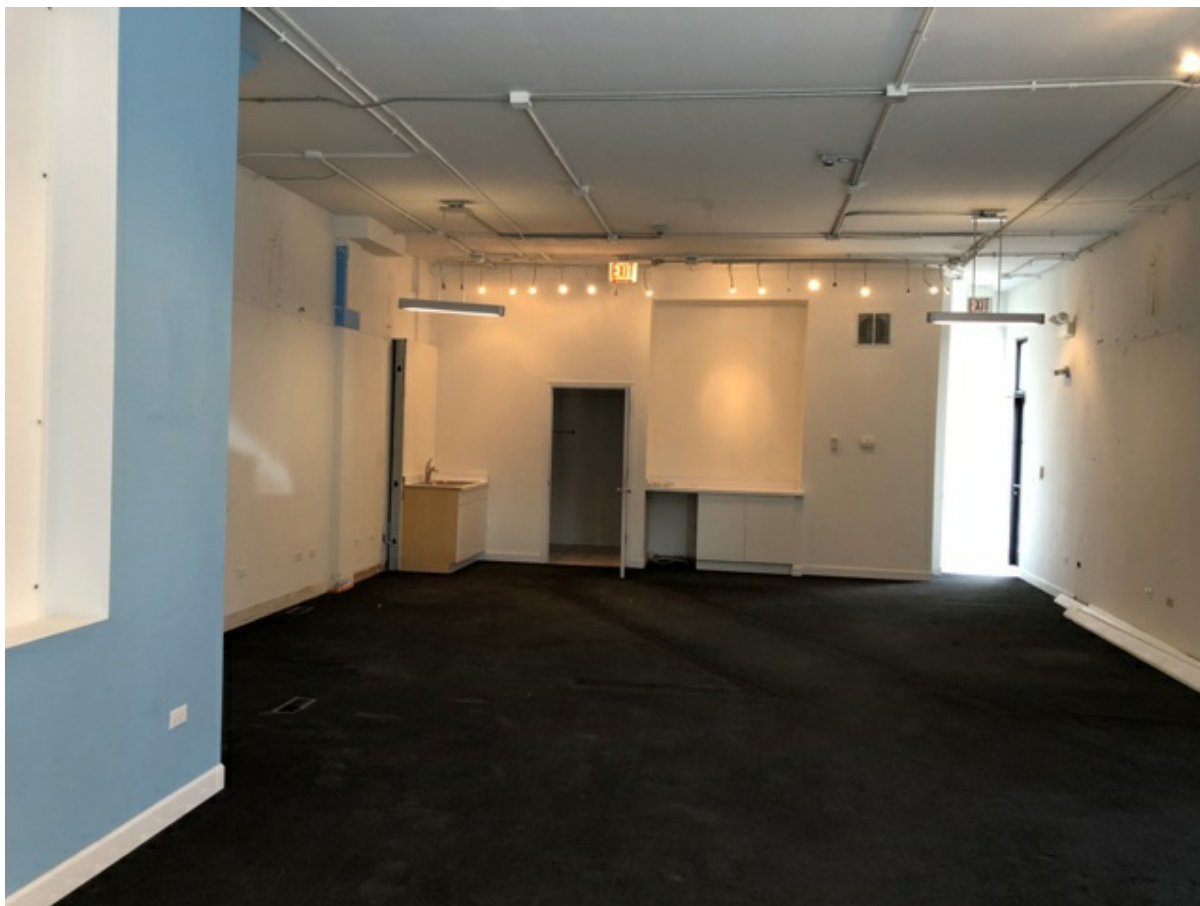
RETAIL, OFFICE, OTHER  
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