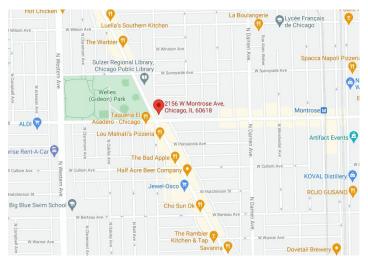


## 2156 W. MONTROSE AVE.

CHICAGO, IL 60618





## **SOLD**

## **Property Description**

Status Update: SOLD! December 2021

Excellent location at busy stoplight corner of Lincoln & Montrose in Lincoln Square, directly across from Welles Park. Single-story with partial second-story building for sale. Previously a Montessori School. The second floor can easily be converted to an apartment- two points of ingress, kitchen, and bathroom already installed. Outdoor patio also located on the second floor. High foot and vehicle traffic counts. Vacant and available immediately!

## **Property Details**

SALE PRICE: \$849,000

MINIMUM RENTABLE SQ FT: 4,255

MAXIMUM RENTABLE SQ FT: 4,255

PROPERTY TAX: \$25,491

LEASE TYPE: Net

ZONING: B1-2

BUILDING SQ FT: 4,255

SITE DIMENSIONS: 24'x121.55'

GROSS MONTHLY RENT: \$6,250

Craig Wolf 773-736-3600 Craig@straussrealty.com