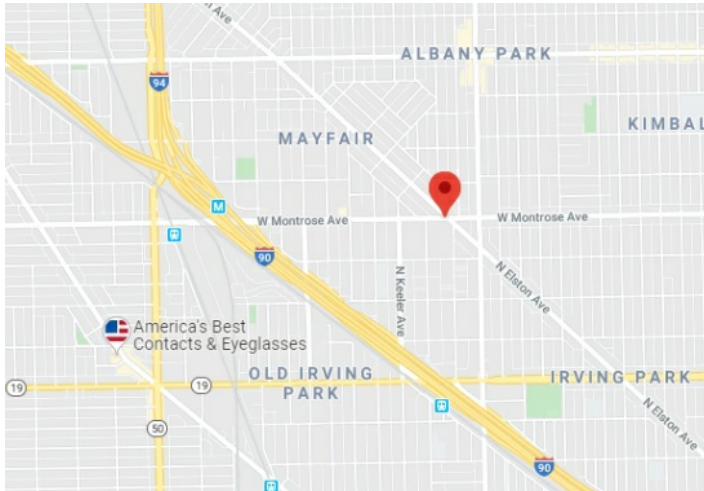


STRAUSS

REALTY, LTD.

COMMERCIAL, DEVELOPMENT, INVESTMENT, MIXED USE, RETAIL, OFFICE, LAND, OTHER



FOR SALE

Property Description

Busy 6 corner intersection, ±25,535 SF lot. Includes 4 PIN's. 134' of exposure along Montrose, 43' facing a three way intersection (Montrose, Elston, & Keystone), and 66' of exposure along Keystone. Current zoning is B3-2. Located in the Old Irving/Mayfair neighborhood within 1 mile of I-90/I-94. Utilities available on site. Traffic data: 21,166 Vehicles Per Day on W. Montrose Ave. & N. Elston Ave.; 27,430 VPD on N. Pulaski Rd. & W. Sunnyside Ave. Great for a drive thru or mixed-use development!

Property Details

SALE PRICE: **\$2,200,000**

PROPERTY TAX: \$31,697

ZONING: B3-2

SITE SQUARE FEET: 25,535

SITE DIMENSIONS: 134 x 43 x 66 x 180 x 97

Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com

MJ Weinberger 773-736-3600 mobile: 847-334-2587 MJ@straussrealty.com