



## FOR SALE, FOR LEASE

### Property Description

Old Irving Park neighborhood, blocks to I-90/94, Blue Line and Metra. Divvy Station and CTA bus stop directly in front of the building. Wide open clear span high bay sections. Perfect space for a brewery, distillery, roastery, etc. 3,000 SF apartment on second floor.

### Property Details

SALE PRICE: **\$2,500,000**

LEASE PRICE: **\$14**

MINIMUM RENTABLE SQ FT: 14,660

MAXIMUM RENTABLE SQ FT: 14,660

PROPERTY TAX: \$24,360

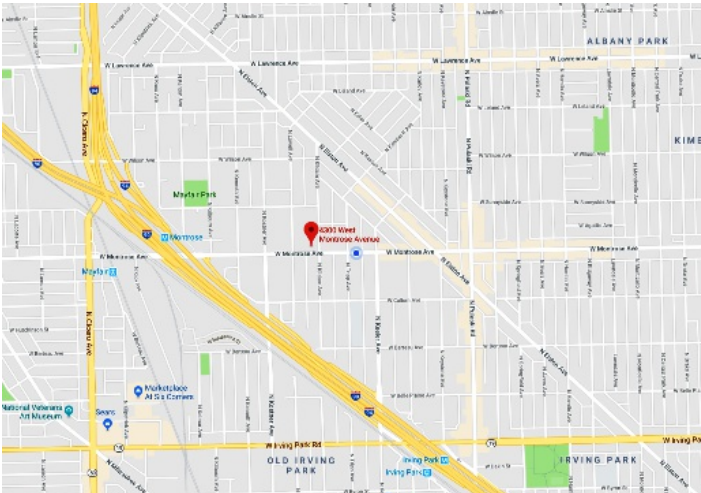
LEASE TYPE: Net

ZONING: C1-1

BUILDING SQ FT: 14,660

SITE SQUARE FEET: 21,381

SITE DIMENSIONS: 151.5 x 141



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