

## FOR SALE, FOR LEASE

### Property Description

4,500 SF warehouse building in Jefferson Park on Elston Avenue Corridor. 2,500 SF office/2,000 SF warehouse in excellent condition! Building gutted in 2012, new roof, 2 overhead doors, 12' plus ceilings, radiant heat, parking in rear. Across the street from the IL DMV and Mariano's.

### Property Details

SALE PRICE: **\$509,000**

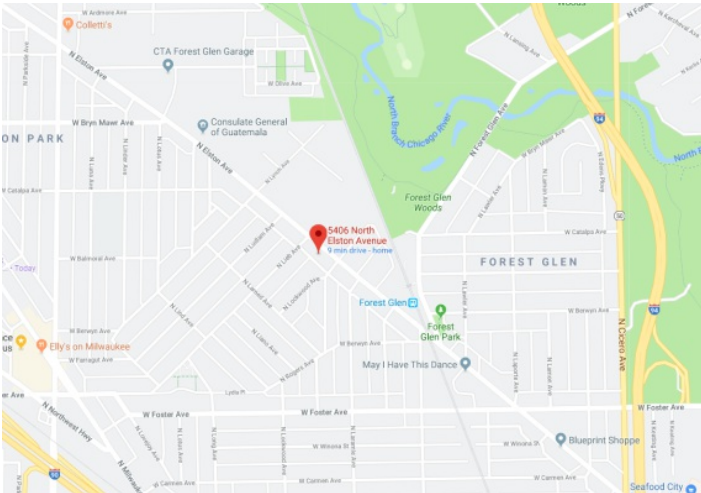
LEASE PRICE: **\$12**

LEASE TYPE: Modified Gross

ZONING: C1-1

BUILDING SQ FT: 4,500

GROSS MONTHLY RENT: \$4,500





Patrick Duffy 773-736-3600 [Duffy@straussrealty.com](mailto:Duffy@straussrealty.com)





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