

**±21,662 SF OFFICE BUILDING WITH 50 PARKING SPACES
CAN BE COMBINED WITH 3333 N. ELSTON AVENUE FOR A TOTAL OF ±97,985 SF**



Sale Price: ~~\$3,999,999~~
Reduced Price: \$3,700,000
Lease Rate: \$18.75 Net
Building Size: ±21,662 SF Divisible
Land Size: ±33,975 SF
Zoning: M1-2
Parking: 50 spaces
Taxes 2018: \$72,742

- Features:**
- Renovated offices in 2014.
 - Private offices, washrooms, conference rooms, kitchenettes and work out room.
 - New electrical, mechanicals and roof.
 - Updated plumbing and sprinkler system.



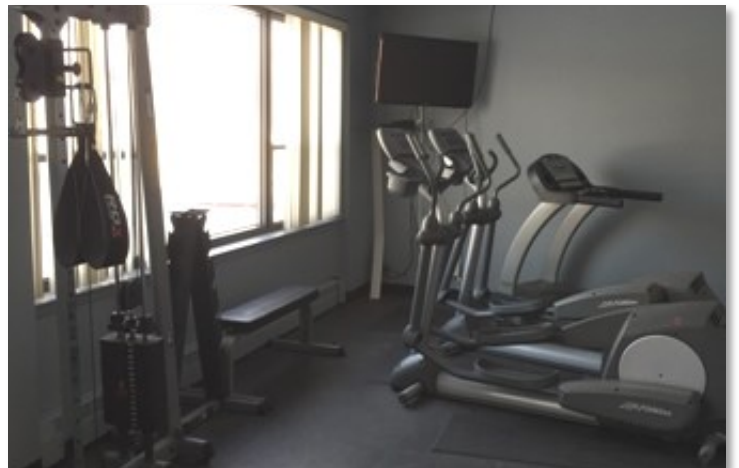
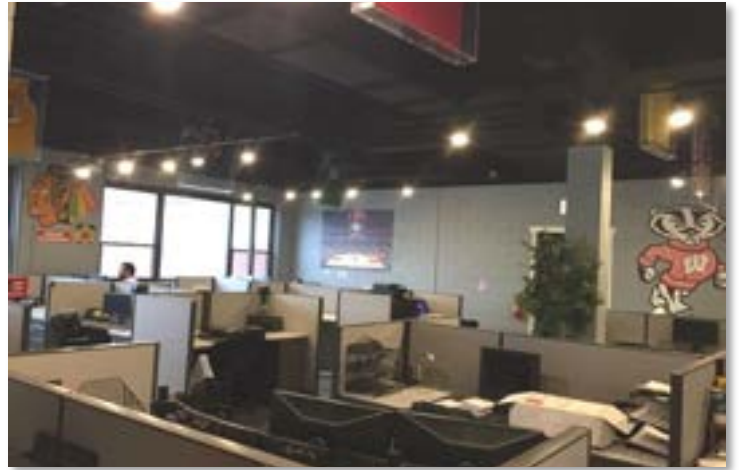
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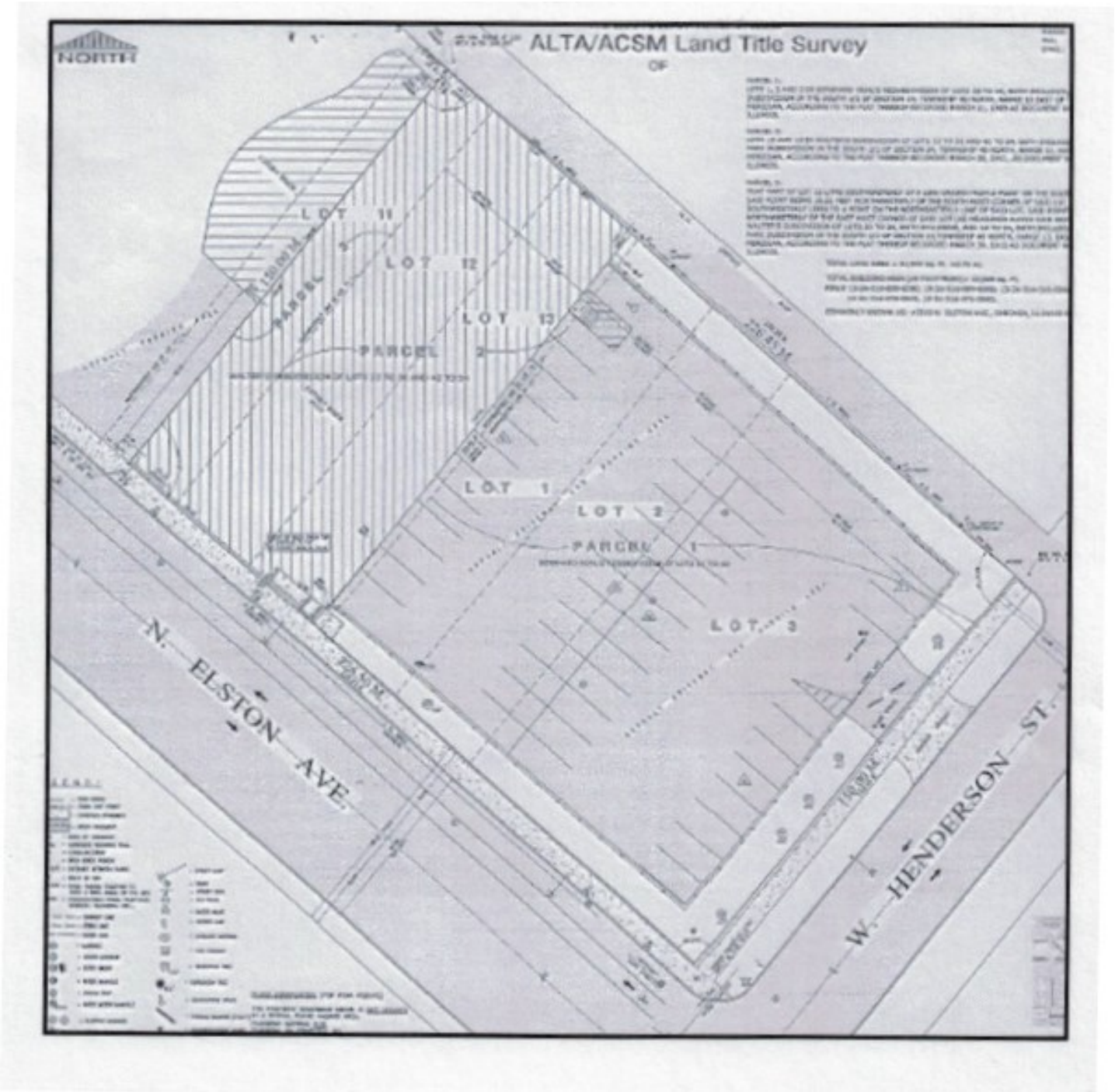
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Survey



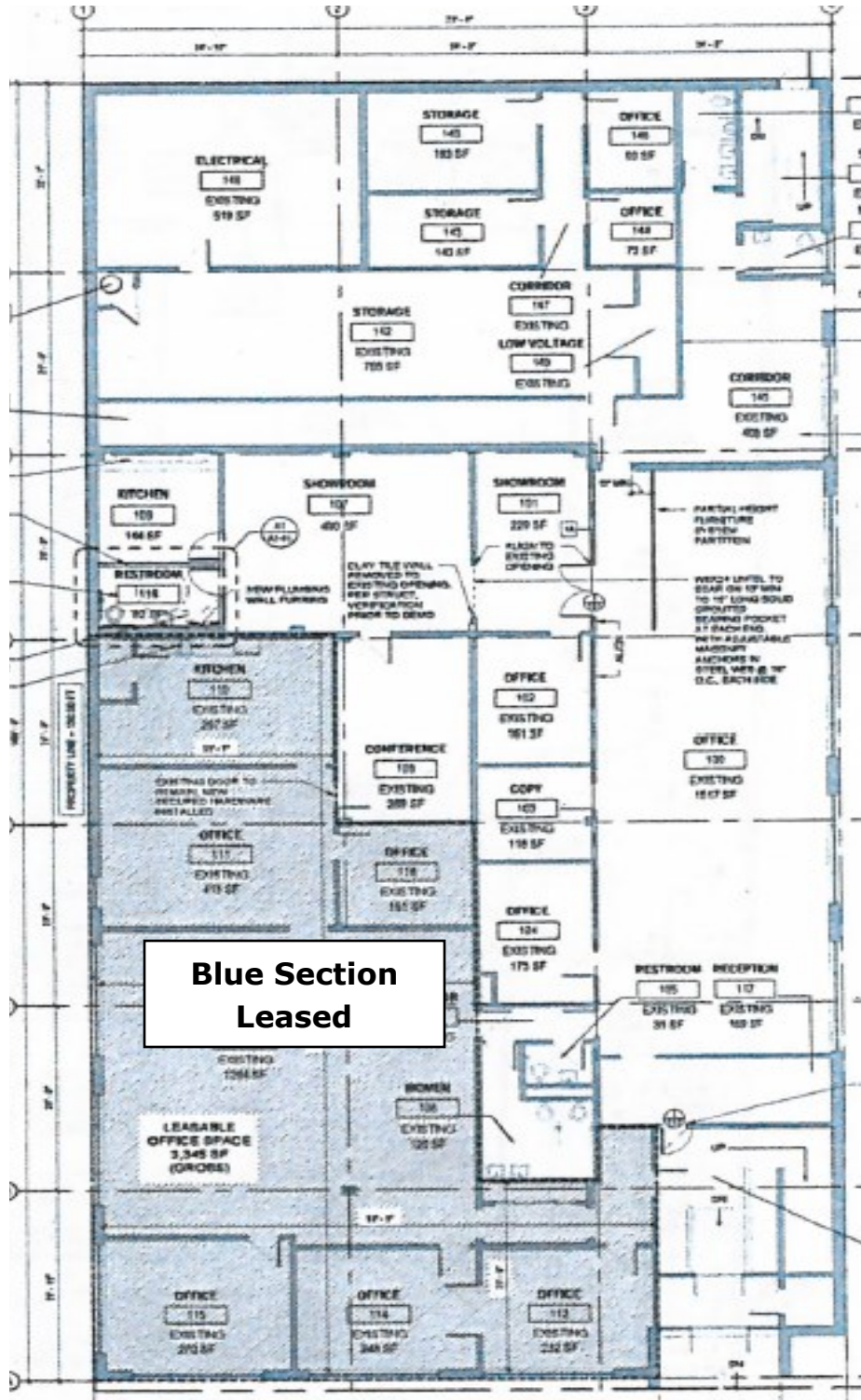
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First Floor Plan



**Blue Section
Leased**



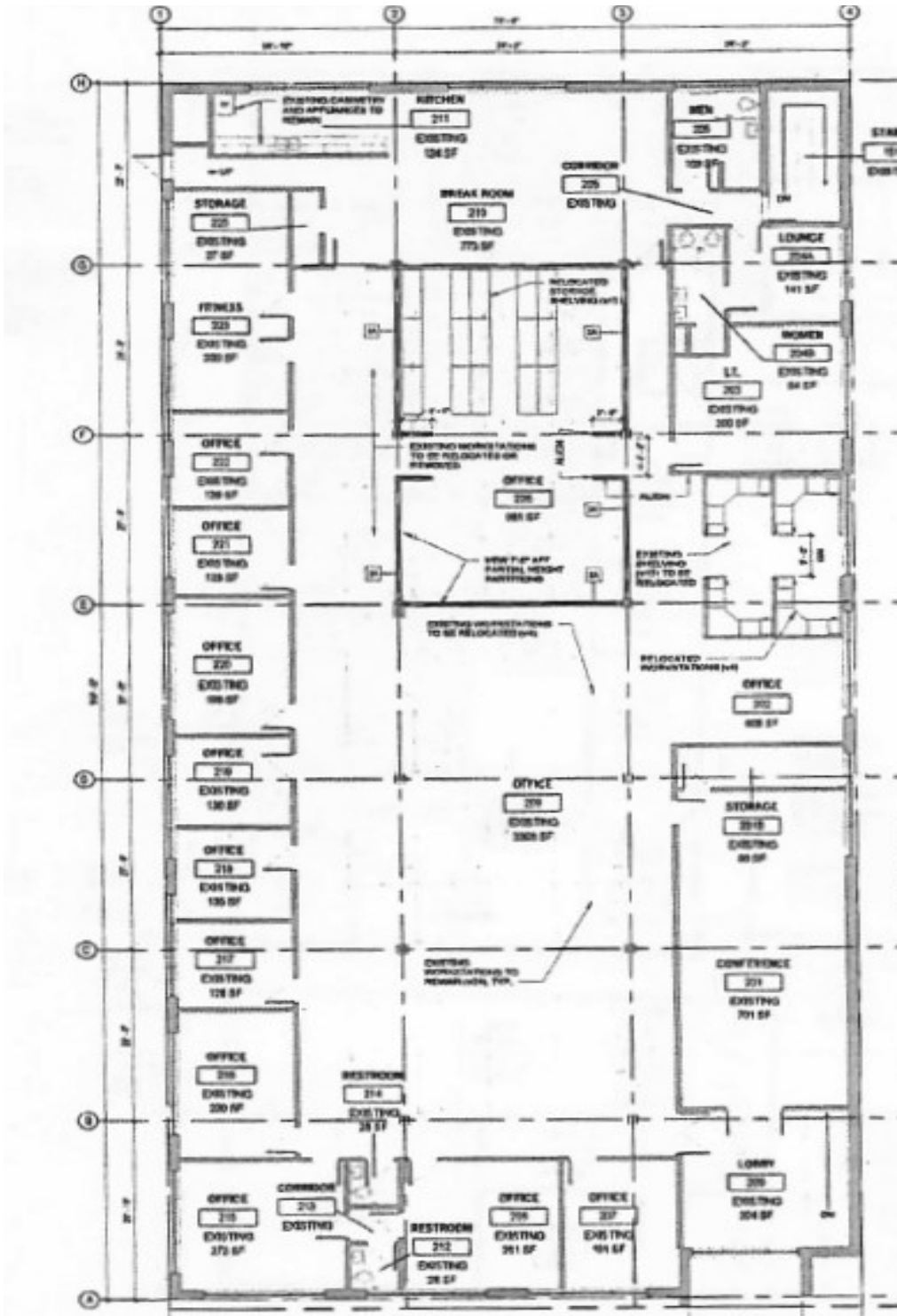
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Second Floor Plan



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