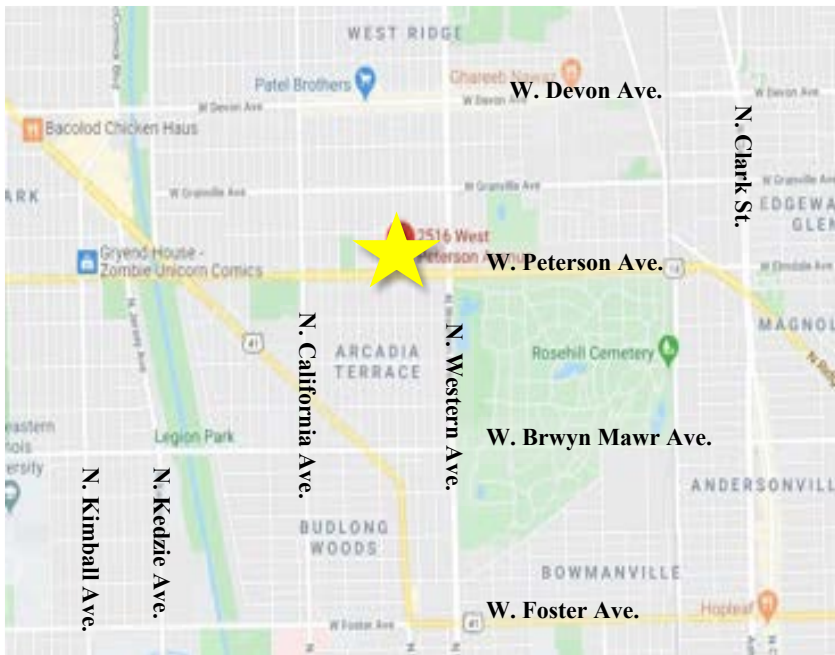


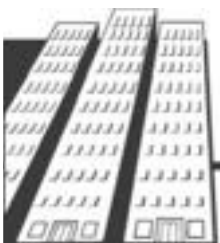
GREAT OFFICE BUILDING FOR SALE OR LEASE



Property Description:

Great office building on busy Peterson Ave. Former dental office with several offices, reception area and parking in the rear plus excellent street parking.

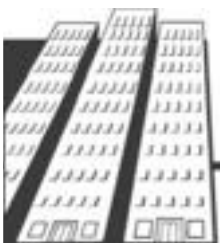
- Space Available:** ±900 SF -
±1,200 SF
- Lease Rate:** \$20 PSF
- Monthly Rent:** \$1,500 - \$2,000
- Lease Type:** Gross
- Asking Price:** Subject to Offer
- Taxes (2021):** \$7,267
- Zoning:** B3-2
- Lot Dimensions:** 25' x 91'
- Lot Size:** ±2,275 SF



PATRICK DUFFY
773-736-3600
DUFFY@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

GREAT OFFICE BUILDING FOR SALE OR LEASE



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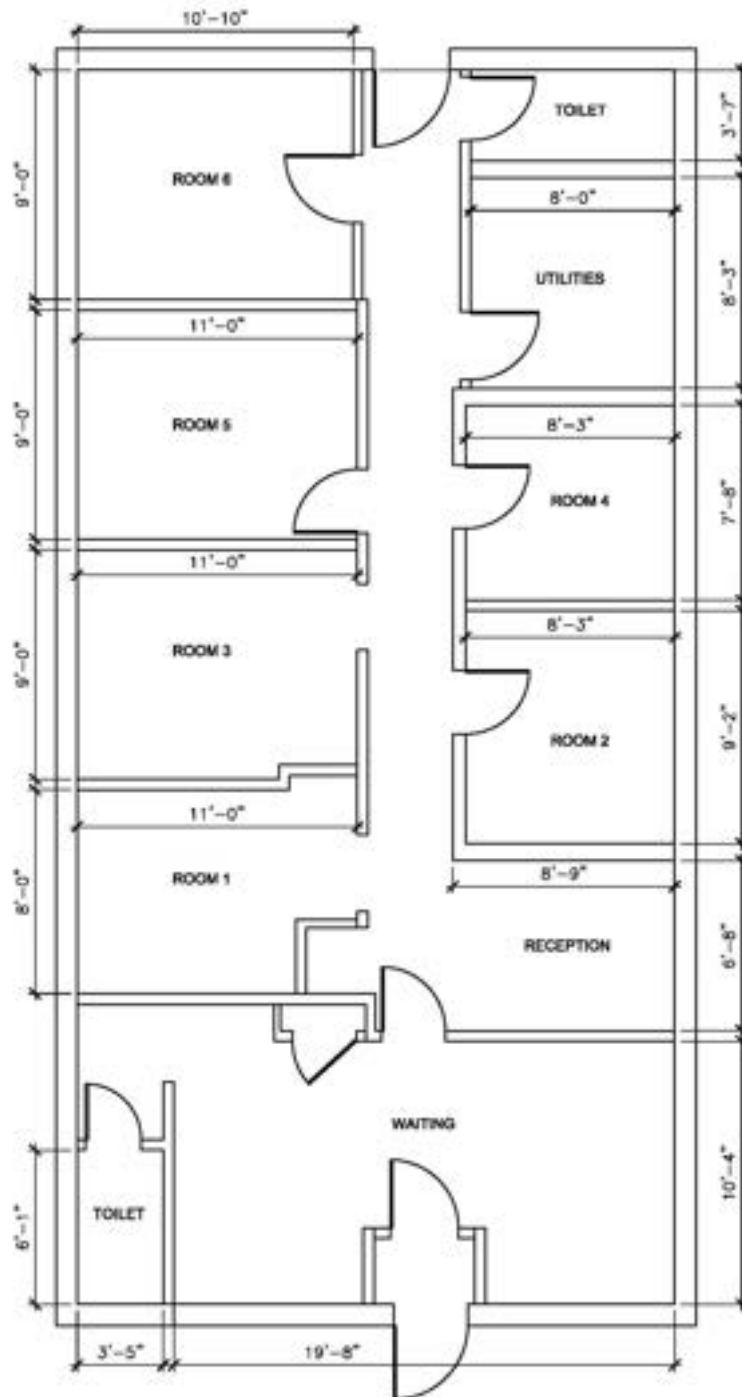
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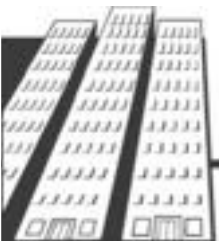
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FLOOR PLAN



Peterson Avenue



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