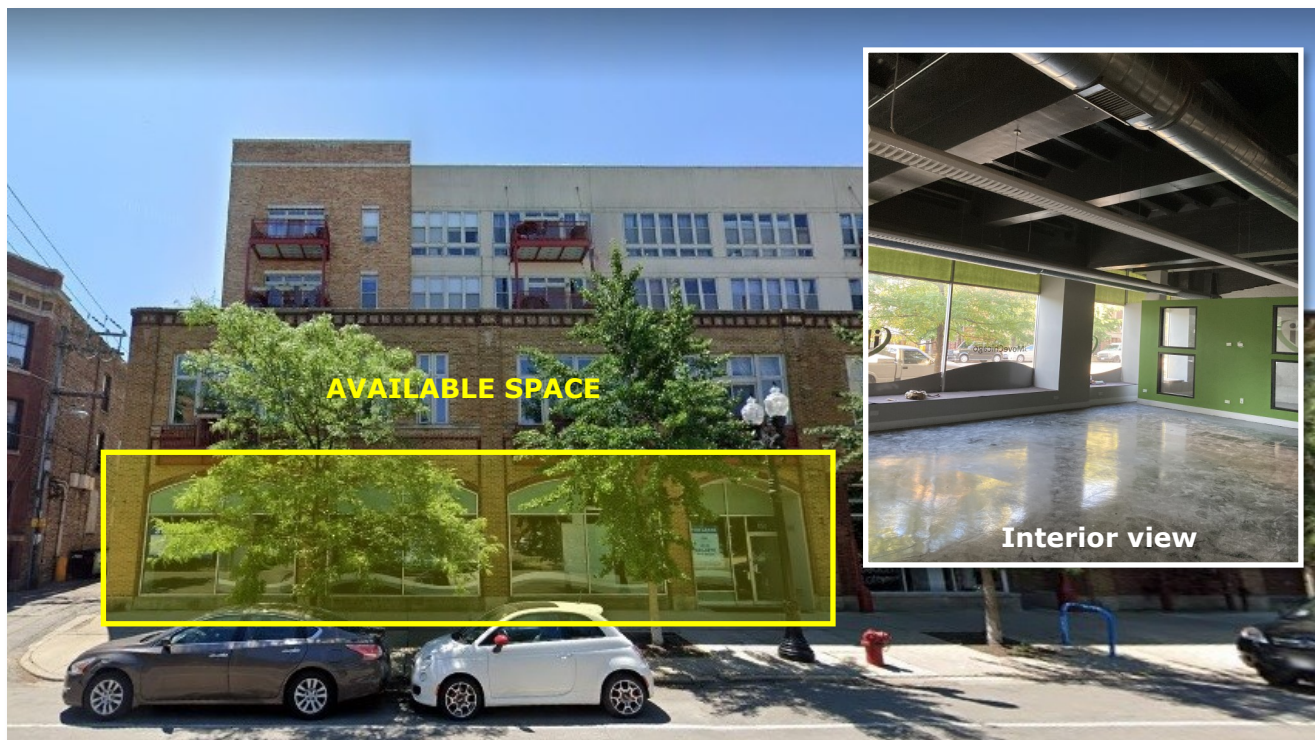


## AVAILABLE FOR SALE OR LEASE



Commercial condo on street-level floor of 4-story condo bundled with 5 indoor, deeded parking spaces. Space features high ceilings, exposed duct work and two bathrooms. Floor to ceiling windows provide great street visibility. As part of bundle, parking spaces are priced significantly lower than if priced individually. Ideal for professional office, pet care, health care, educational use or retail. Can be modified for live work with special use permit.

Also available for lease.

**Asking Price:** \$329,000

**19' Taxes:** \$13,708

**Zoned:** C1-3

**Space Size:** ±3,400 SF

**Lease Rate:** STO

**Ceiling Height:** 14'

**Parking:** 6 Interior Spaces  
(For Sale or Lease)



DEBORAH SMITH

773-885-3254

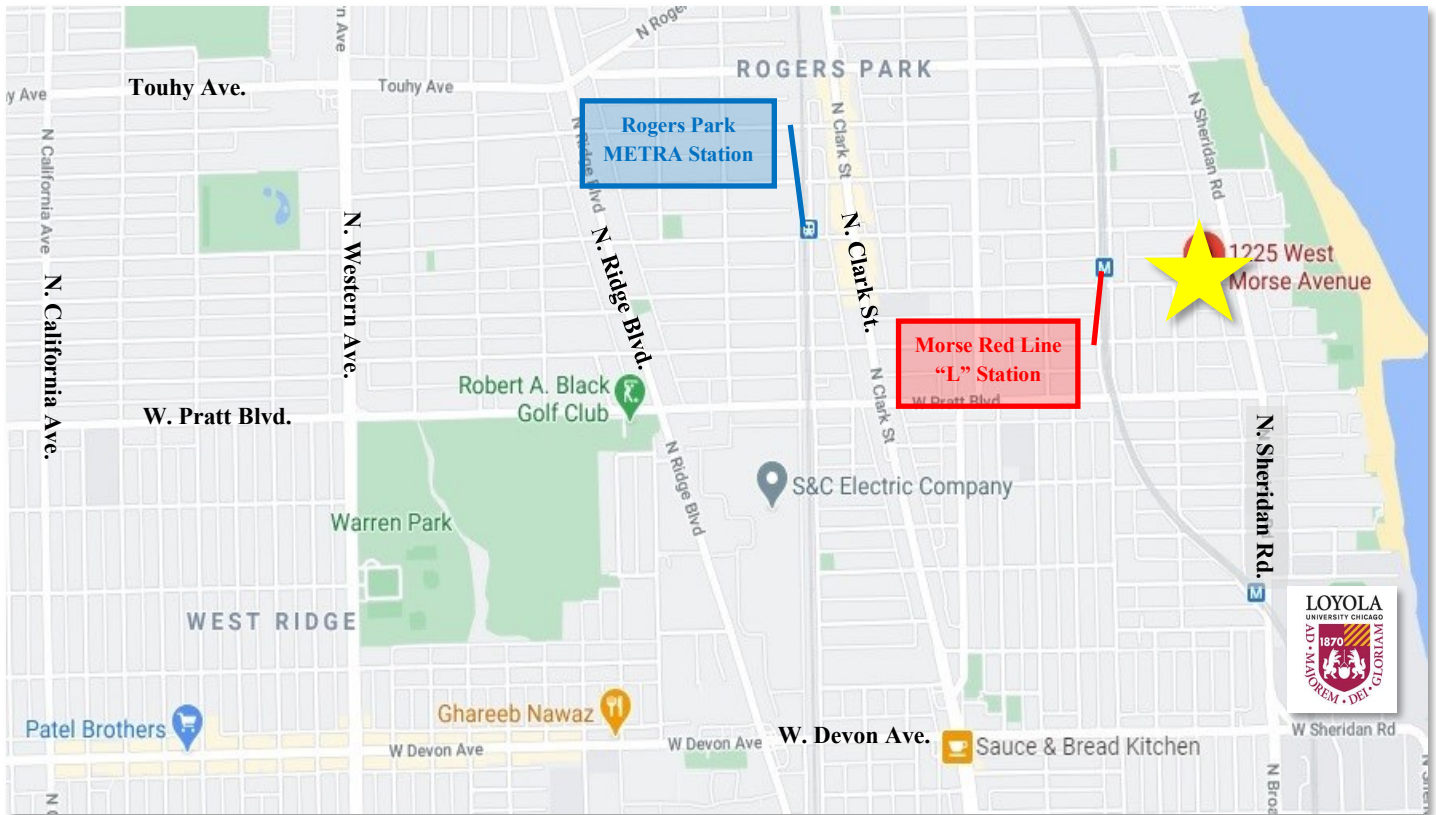
DEBORAH@STRAUSSREALTY.COM

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

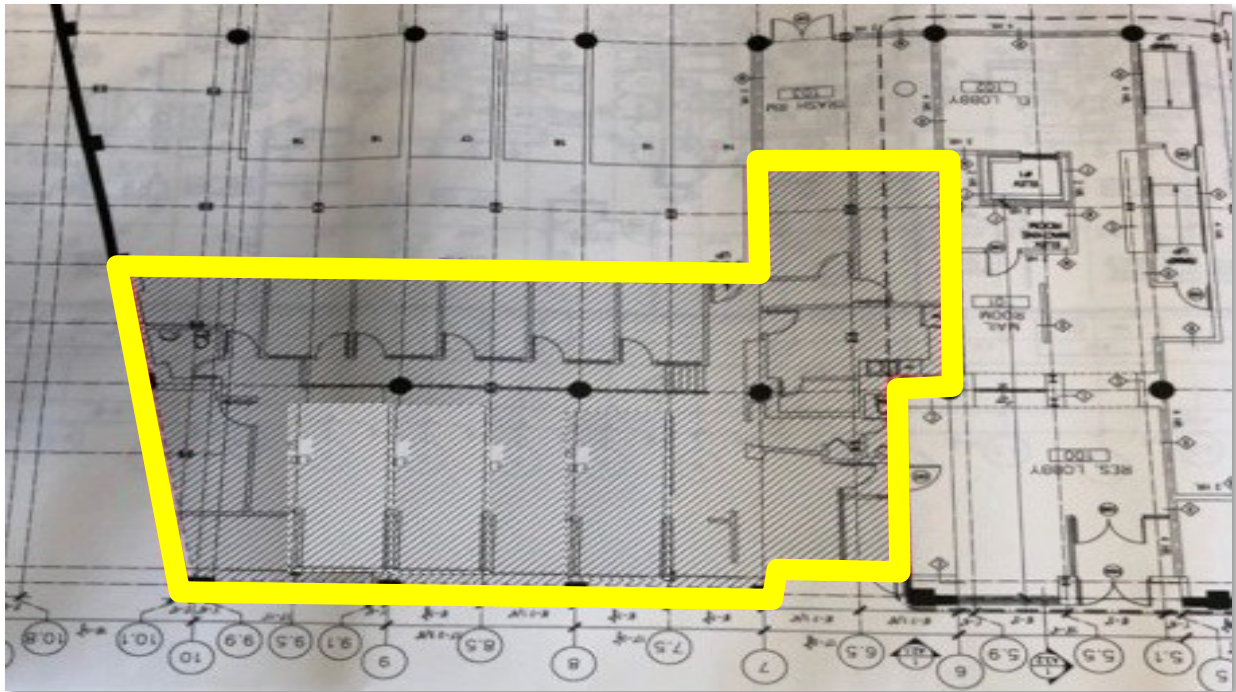
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CHICAGO, ILLINOIS 60626



## FLOOR PLAN



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