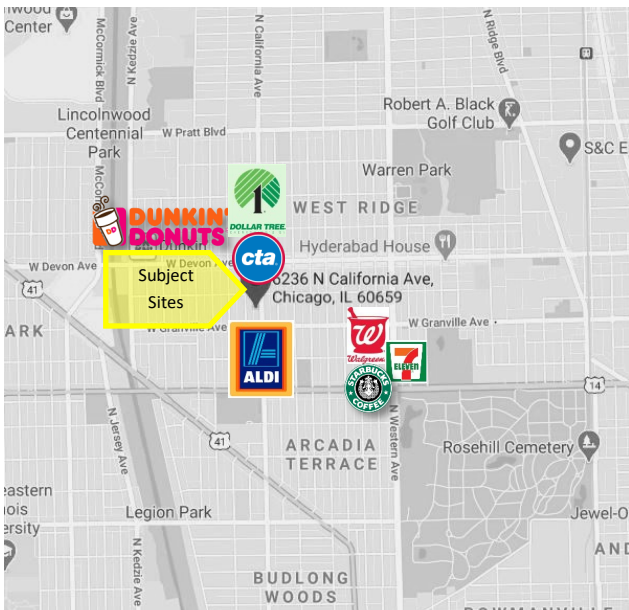


TWO GREAT RETAIL SPACES ON BUSY CALIFORNIA AVE.



Former salon & restaurant spaces.
Ideal for any office or retail use.

- 6236 N. California—**
750 SF at \$27.20 PSF
- 6242-44 N. California—**
1,500 SF at \$26.40 PSF
- Lease Type:** Modified Gross
- Zoning:** B1-3
- Traffic:** 10,000+ Cars Daily



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

+/- 750 SF FORMER SALON



Great retail space on busy California Ave, just south of Devon. Built out as a hair salon with 3 plumbing hook-ups. Plenty of parking as well as being close to the CTA bus stop. Zoned B1-3 for a variety of uses. Great for any retail or office use.

Size:	+/- 750 SF
Lease Price:	\$32 PSF —\$27.20 PSF (\$1,700 per Month)
Lease Type:	Modified Gross
Zoning:	B1-3
Traffic:	10,000+ Cars Daily



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+/- 1,500 SF FORMER RESTAURANT WITH HOOD AND COOLER IN PLACE



Great retail space on busy California Ave, just south of Devon. Fully built out as a restaurant with hood and cooler in place. Plenty of parking as well as being close to CTA bus stop. Zoned B-1 for a variety of uses. Great for any retail or office use. **Potential to be divided.**

Size:	+/- 1,500 SF
Lease Price:	\$26.40 PSF (\$3,300 per Month)
Lease Type:	Modified Gross
Zoning:	B1-3
Traffic:	10,000+ Cars Daily



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