

## 4,255 SF COMMERCIAL/RETAIL BUILDING FOR SALE OR LEASE



**Excellent location at busy stoplight corner of Lincoln & Montrose in Lincoln Square, directly across from Welles Park.**

Single-story with partial second story building for sale. Previously a Montessori School. Second floor can easily be converted to apartment—two points of ingress, kitchen and bathroom already installed. Outdoor patio also located on second floor. High foot and vehicle traffic counts. Vacant and available immediately!

<b>Space Available:</b>	4,255 SF Building
<b>Lot Dimensions:</b>	24'x121.55'
<b>PIN:</b>	14181320120000
<b>Asking Price:</b>	\$849,000
<b>Lease Rate:</b>	\$6,250 per Month, Net
<b>Zoning:</b>	B1-2
<b>Taxes:</b>	\$25,490.80



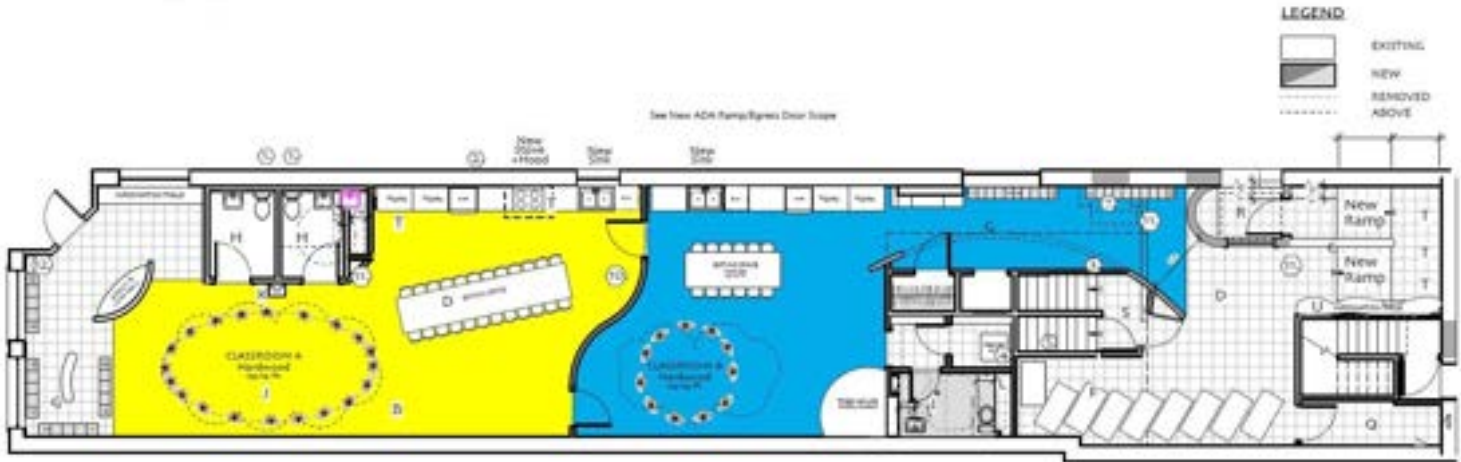
**CRAIG WOLF**

847-989-9653

CRAIG@STRAUSSREALTY.COM

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

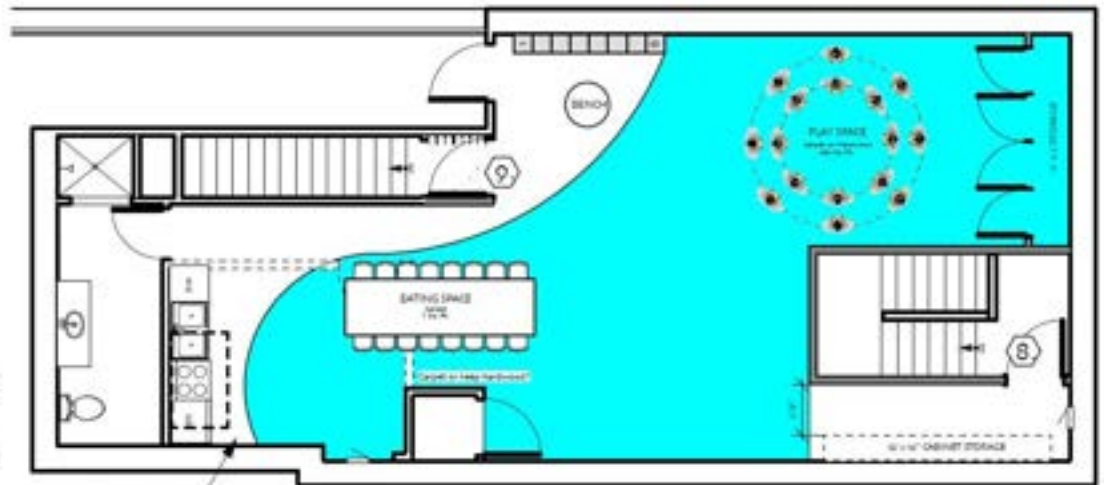
## Floor Plans



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

### KEYNOTES:

- A. EXISTING GLASS STOREFRONT; APPROX. 174 SQ. FT. OF GLASS
- B. PLAY SPACE 1
- C. PLAY SPACE 2
- D. KIDS CLASS TABLE
- E. EXIT CORRIDOR
- F. KITCHEN
- G. COAT CUBBIES
- H. EXISTING BATHROOM
- I. NEW ADA BATHROOM
- J. CIRCLE OF 20 CHILDREN
- K. WATER COOLER (ADA TYPE)
- L. MOP SINK & WASHER/DRYER
- M. 1-HOUR CORRIDOR WALLS
- N. EXISTING STORAGE SPACE
- P. EGRESS DOOR EACH DIRECTION WITH PANIC HARDWARE
- Q. UTILITY CLOSET
- R. EXTERIOR VESTIBULE AT GRADE
- S. LANDING
- T. TALL STORAGE CABINET (36" wide)
- U. NEW BEAM IN BASEMENT



2 PARTIAL 2nd FLOOR PLAN  
SCALE: 1/8" = 1'-0"

LEGEND



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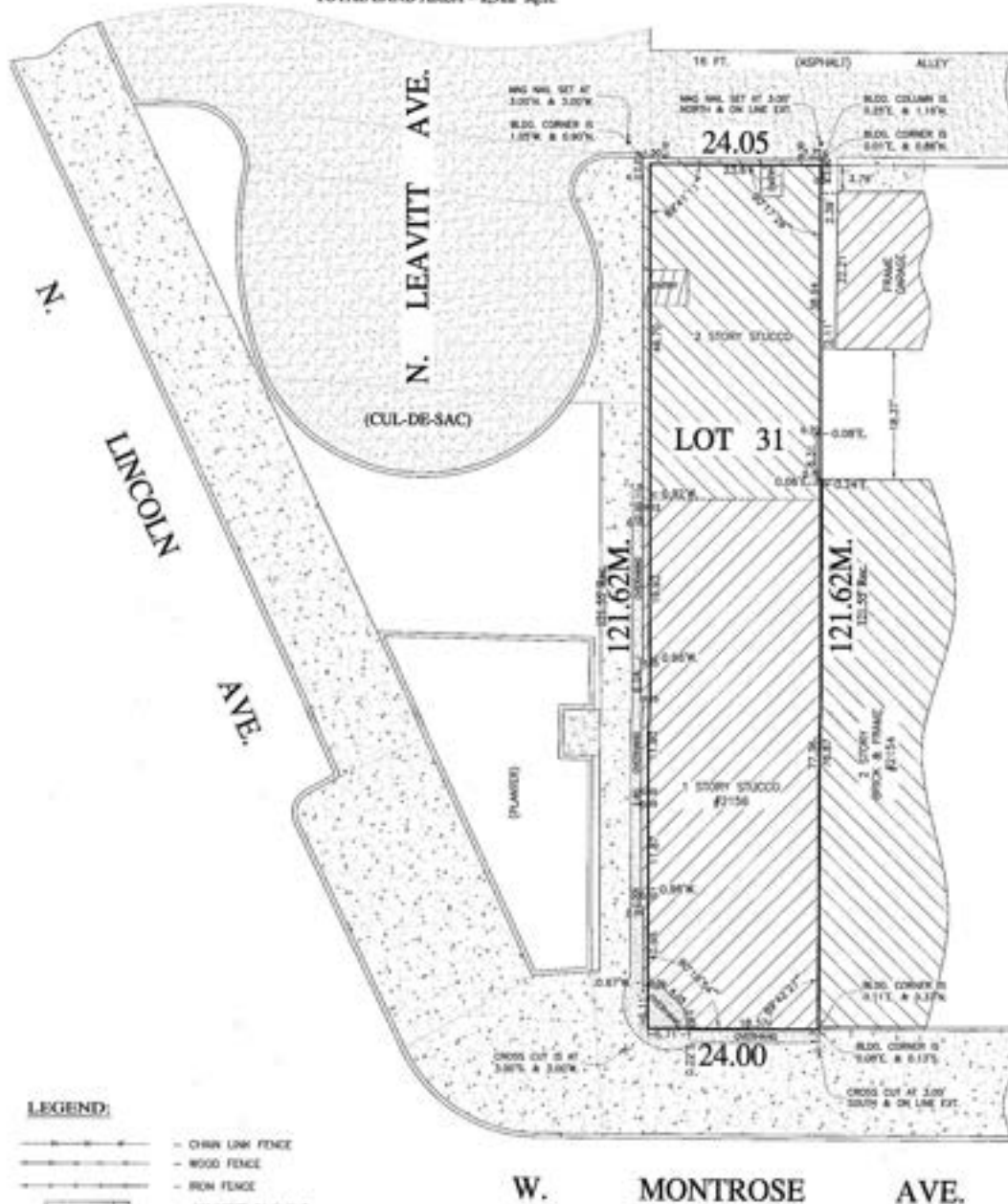
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## Survey

LOT 31 IN POTWIN AND MORGAN'S SUBDIVISION OF BLOCK 10 IN COUNTY CLERK'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2156 W. MONTROSE AVE., CHICAGO, IL. 60618

TOTAL LAND AREA = 2,922 sq.ft.



### LEGEND:

- CHAIN LINK FENCE
  - WOOD FENCE
  - IRON FENCE
  - CONCRETE PAVEMENT
  - ENCLOSED FRAME PORCH
  - OPEN FRAME PORCH
  - OPEN BRICK PORCH
  - OPEN CONC. PORCH
  - EDGE OF CONCRETE
- E.F.P.  
O.F.P.  
O.B.P.  
O.C.P.  
E.C.



W. MONTROSE AVE.

State of Illinois ss  
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above



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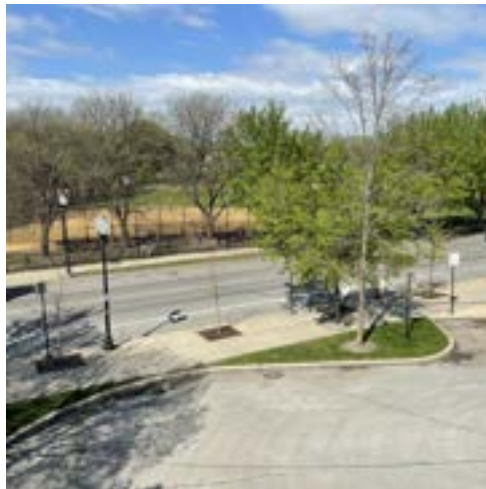


# STRAUSS

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## Interior & Exterior Photos



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