

## USER/OWNER/INVESTOR OPPORTUNITY TWO BUILDINGS WITH SHARED PARKING LOT



Excellent opportunity to purchase two buildings with parking lot in Evanston, IL.  
Barrell Truss wide open spaces ideal for Retail, Wholesale, Office, Flex, or  
Showroom use with Parking. Existing short term tenants in place.

<b>Asking Price:</b>	\$1,495,000 Total Package	<b>Zoning:</b>	C-1
<b>Combined Size:</b>	±14,699 SF Buildings on ±23,376 SF Land	<b>Parking:</b>	±20 Spaces
<b>Note:</b>	Opportunity to Purchase Separately	<b>Loading:</b>	1 Drive-In Door at Each Building
	2409 Main St.—\$695,000	<b>Clear Height:</b>	12'-18'
	2423 Main St.—\$895,000	<b>Taxes (2020):</b>	2409 Main St.—\$14,901.65 2423 Main St.—\$46,266.67

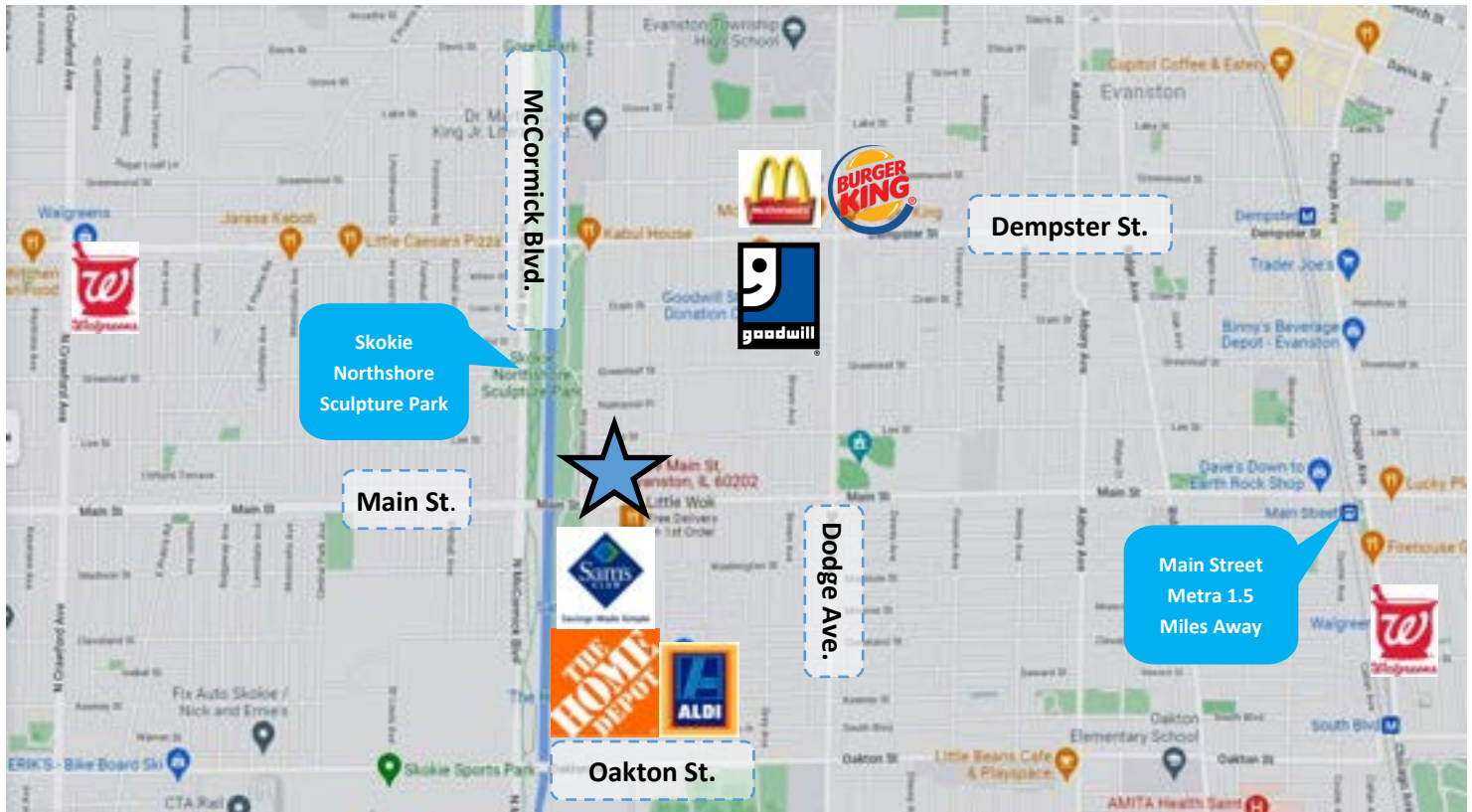


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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## Amenities and Transportation Map



**North Shore Channel Trail & Skokie North Shore Sculpture Park** within walking distance.

**Sam's Club, Aldi, Planet Fitness, Home Depot, Marshalls**— 0.3 miles Away

**Evanston Metra Station**—1.5 Miles Away

**Best Buy & Target**—1.9 miles Away

**Trader Joe's**—2.3 miles Away

**Downtown Evanston**—2.6 miles Away



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## USER/OWNER/INVESTOR OPPORTUNITY ±6,500 SF BUILDING WITH PARKING

ALSO AVAILABLE FOR PURCHASE WITH 2423 MAIN ST.



Barrell Truss wide open space for Retail, Wholesale, Office, Flex, or Showroom with Parking.  
Existing month-to-month tenant in front and upstairs.

**Asking Price:** \$695,000  
±6,500 SF Building  
(Including 700 SF on 2nd Floor)

**Size:** ±10,510 SF Land

**2020 Taxes:** \$14,901.65 (Just for the building, no parking lot.)  
Current parking lot tax is included in 2423 Main St. tax bill.

**Zoning:** C-1

**Parking:** ±10 Spaces

**Loading:** 1 Drive-In Door

**Clear Height:** 12'-18'



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# STRAUSS

REALTY, LTD.

2409 MAIN ST.  
EVANSTON, IL 60202



## UNITED SURVEY SERVICE CO.

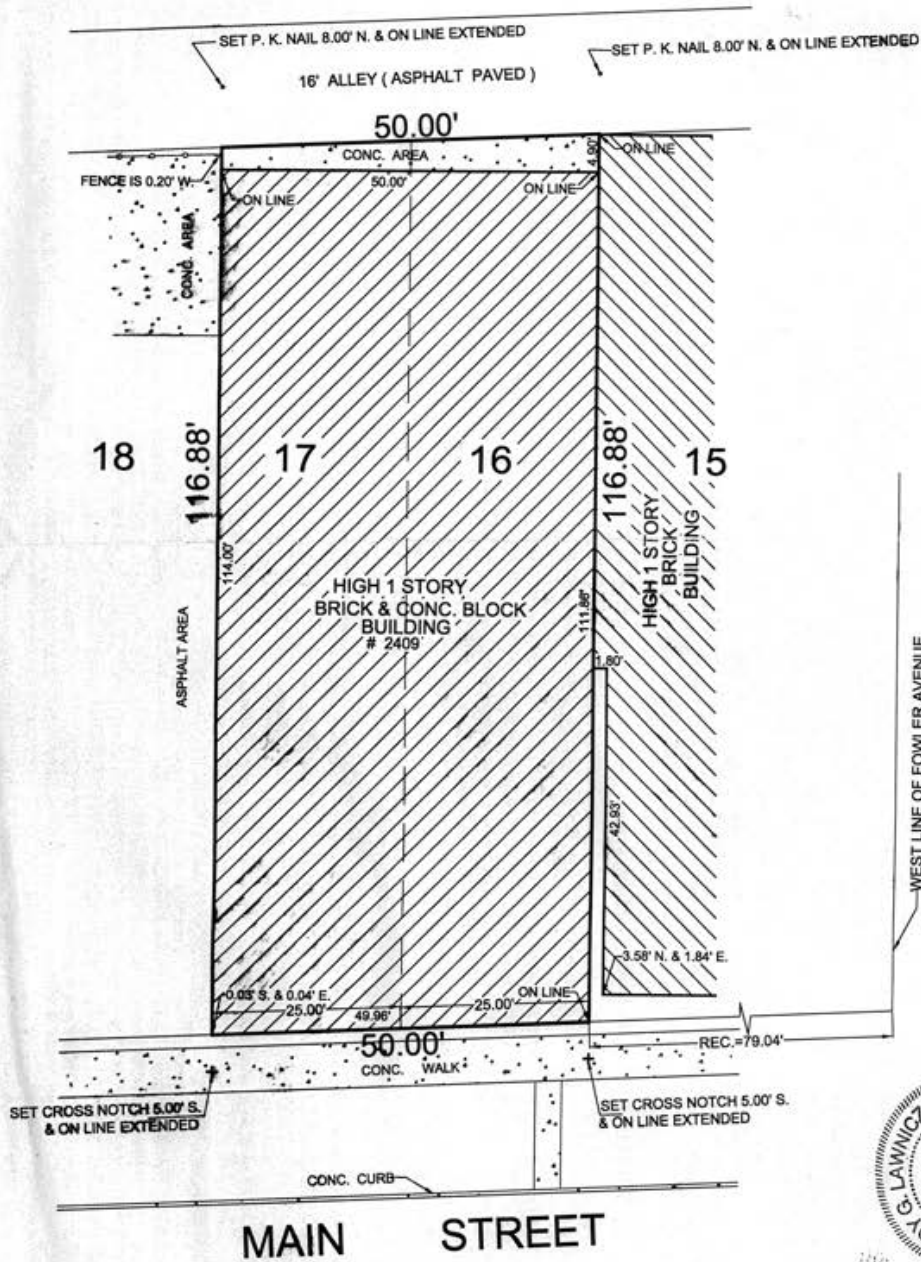
CONSTRUCTION AND LAND SURVEYORS  
8033 CHURCHILL, NILES, IL 60714  
TEL.: (847) 581-0040 FAX: (847) 581-0041

## PLAT OF SURVEY

OF

LOT 16 AND LOT 17 IN BLOCK 7 IN THOMAS P. GREY'S MAIN STREET ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2409 MAIN STREET, EVANSTON, ILLINOIS



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## USER/OWNER/INVESTOR OPPORTUNITY ±8,199 SF BUILDING WITH PARKING ALSO AVAILABLE FOR PURCHASE WITH 2409 MAIN ST.



Barrell Truss wide open space for Retail, Wholesale, Office, Flex, or Showroom with Parking.  
Existing tenant occupies approx. 2,000 SF of space until December of 2022.

**Asking Price:** \$895,000

**Size:** ±8,199 SF Building  
±12,866 SF Land

**Tax (2020):** \$46,266.67 (Taxes include full parking lot).

Note: Parking lot will be divided to provide parking for 2409 Main St.

**Zoning:** C-1

**Parking:** ±10 Spaces

**Loading:** 1 Drive-In Door

**Clear Height:** 12'-18'



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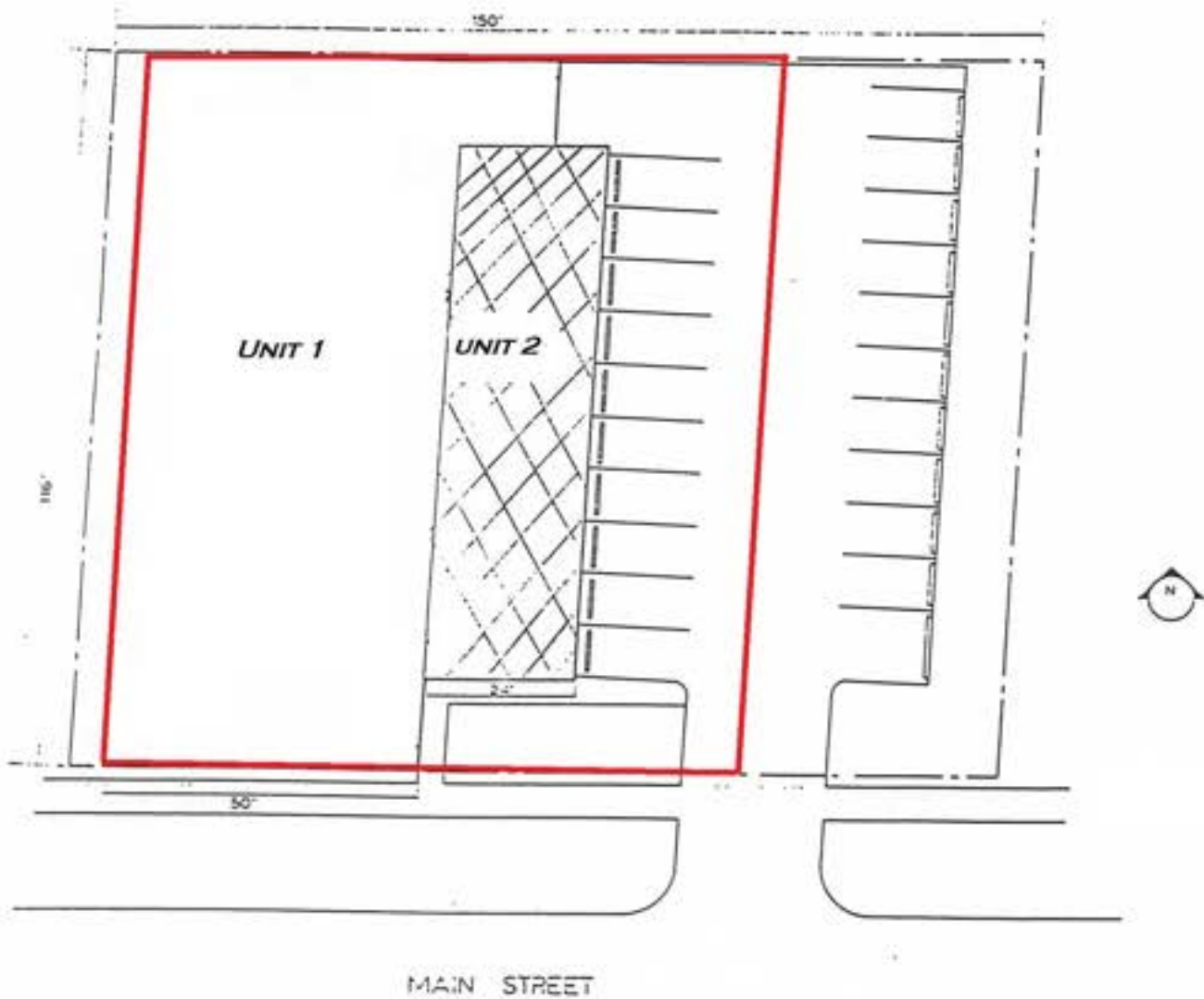
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2423 MAIN ST.  
EVANSTON, IL 60202

2423 Main St.



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## Interior Pics—2423 Main St. Evanston



**Asking Price:** \$895,000  
**Size:** ±8,199 SF Building  
±12,866 SF Land



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