

**RETAIL SPACE FOR LEASE
IN THE HEART OF ROSCOE VILLAGE**



1,648 SF commercial space for lease in the heart of Roscoe Village. 1,000 SF full, finished basement includes bathrooms, kitchenette, washer-dryer and office.

Size: 1,648 SF
Rental Rate: \$22 PSF
Lease Type: Net
Pass-Thru: \$6 PSF Approximately
Basement: 1,000 SF Full Basement
Zoning: B3-1



CRAIG WOLF
847-989-9653

**STRAUSS
REALTY, LTD.**
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641

RETAIL SPACE FOR LEASE IN THE HEART OF ROSCOE VILLAGE



Ideally situated in heart of Roscoe Village with close proximity to Paulina Brown Line stop, multiple bus lines, and the Kennedy Expressway. Steps away from all of the great shops, restaurants and grocery options Roscoe Village has to offer, including:

- John's Place
- Turquoise Café
- Le Sud
- Volo Wine Bar
- Cuba 312
- Piazza Bella
- Starbucks
- Mariano's
- Jewel-Osco



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

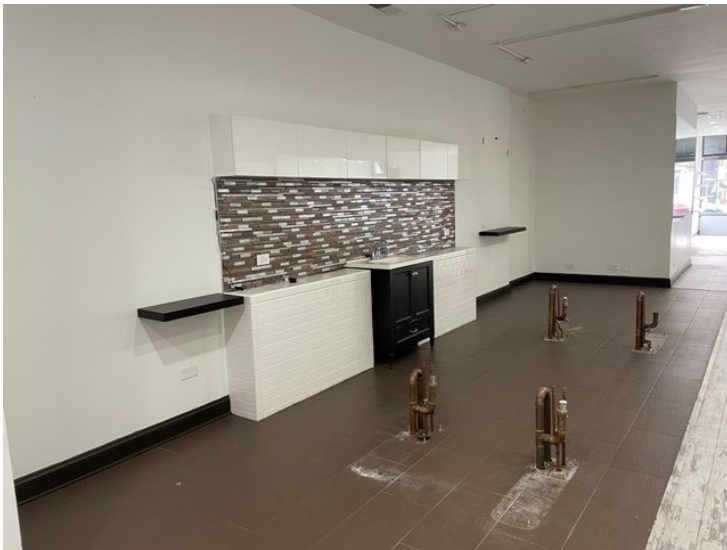
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

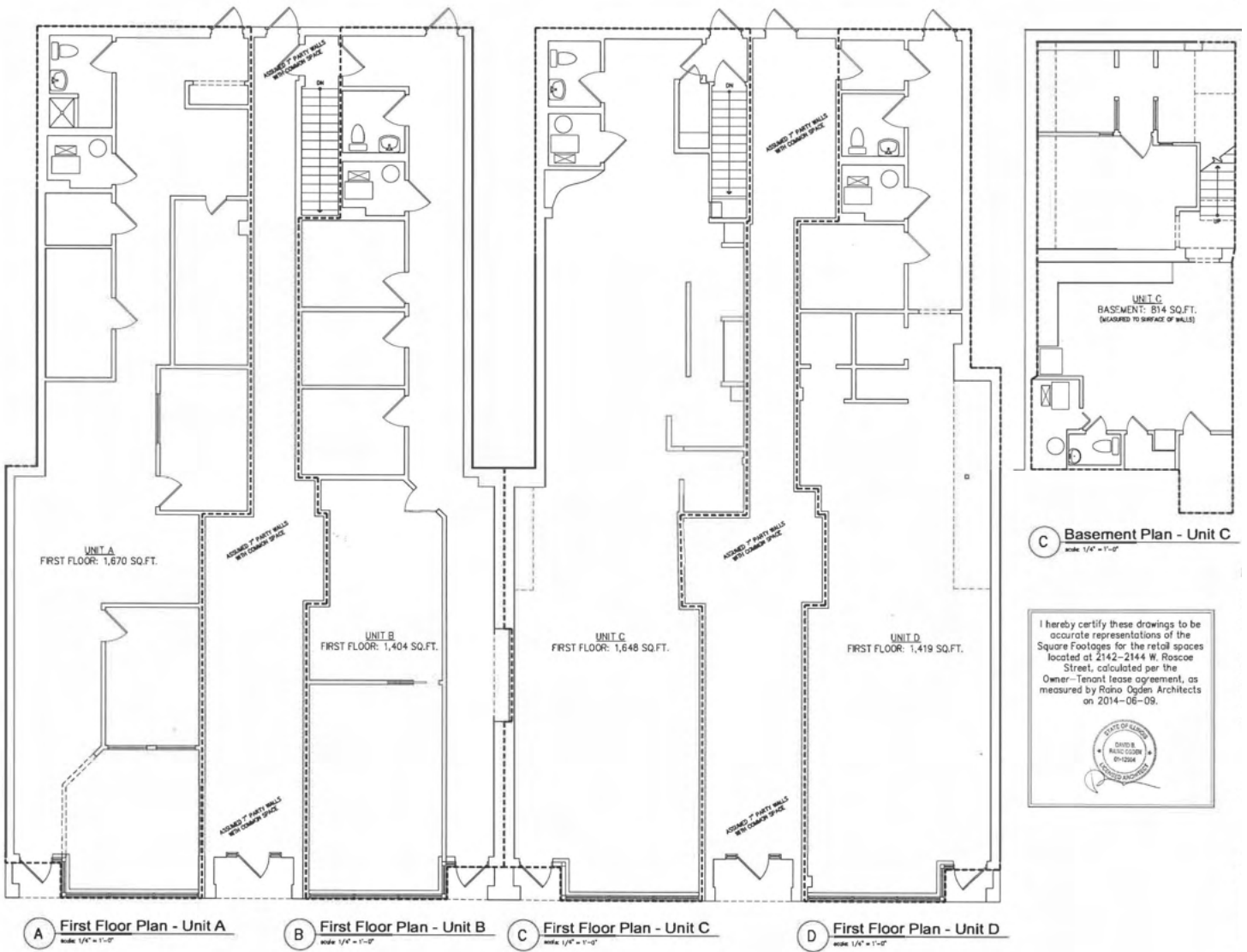
**RETAIL SPACE FOR LEASE
IN THE HEART OF ROSCOE VILLAGE**



CRAIG WOLF
847-989-9653
CRAIG@STRAUSSREALTY.COM

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

Floor Plan



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

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