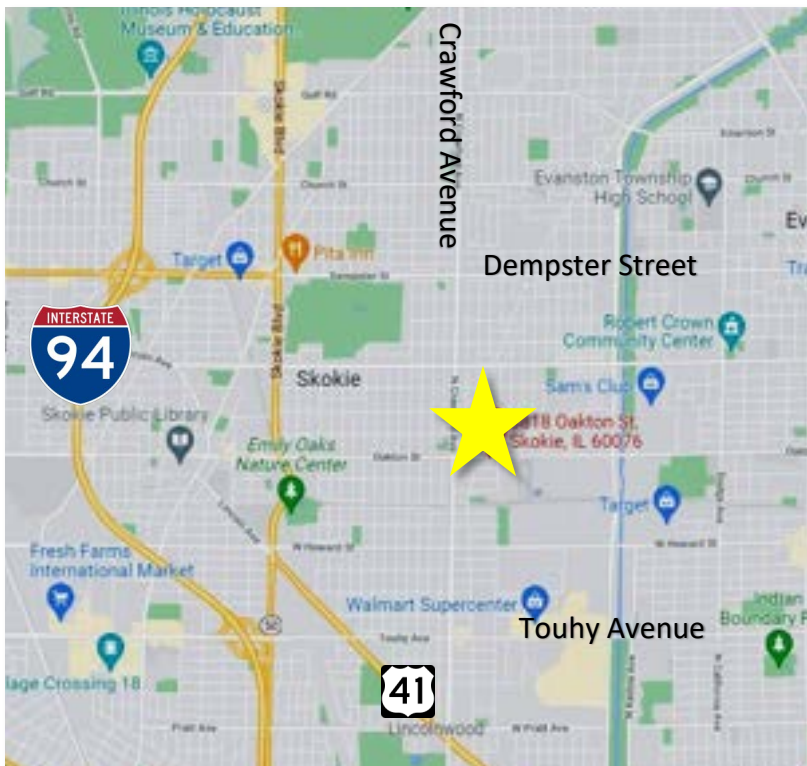


AVAILABLE FOR SALE ±7,900 SF OFFICE BUILDING IN SKOKIE



Formerly a CPA Firm's Headquarters, this property is ideal for office or retail use. Occupy the entire building or divide for additional tenants. NO load-bearing interior walls. Flexible Floor Plan can be modified to accommodate a variety of uses. Excellent street visibility with 150' of frontage on Oakton and 18,000 VPD. Easily accessible from Edens I-94 via Dempster (2.5 miles) or Touhy (2.3 miles), McCormick Blvd (less than 1 mile), Crawford (3 blocks).



- ASKING PRICE:** \$499,000
- ZONING:** B-2
- BUILDING SIZE:** ±7,900 SF
- LAND SIZE:** ±15,400 SF
- PARKING:** 14 Spaces
- TAXES (2020):** \$60,944.54
- ROOF:** New in 2014
- PIN#:** 10-23-329-030; 031; 032; 033; 051

MJ WEINBERGER
847-334-2587
MJ@STRAUSSREALTY.COM

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

STRAUSS

REALTY, LTD.

3818 OAKTON AVE.
SKOKIE, IL 60076

AVAILABLE FOR SALE ±7,900 SF OFFICE BUILDING IN SKOKIE



15 Private Offices Along Perimeter



Storage Area in Rear



Retail Rendering



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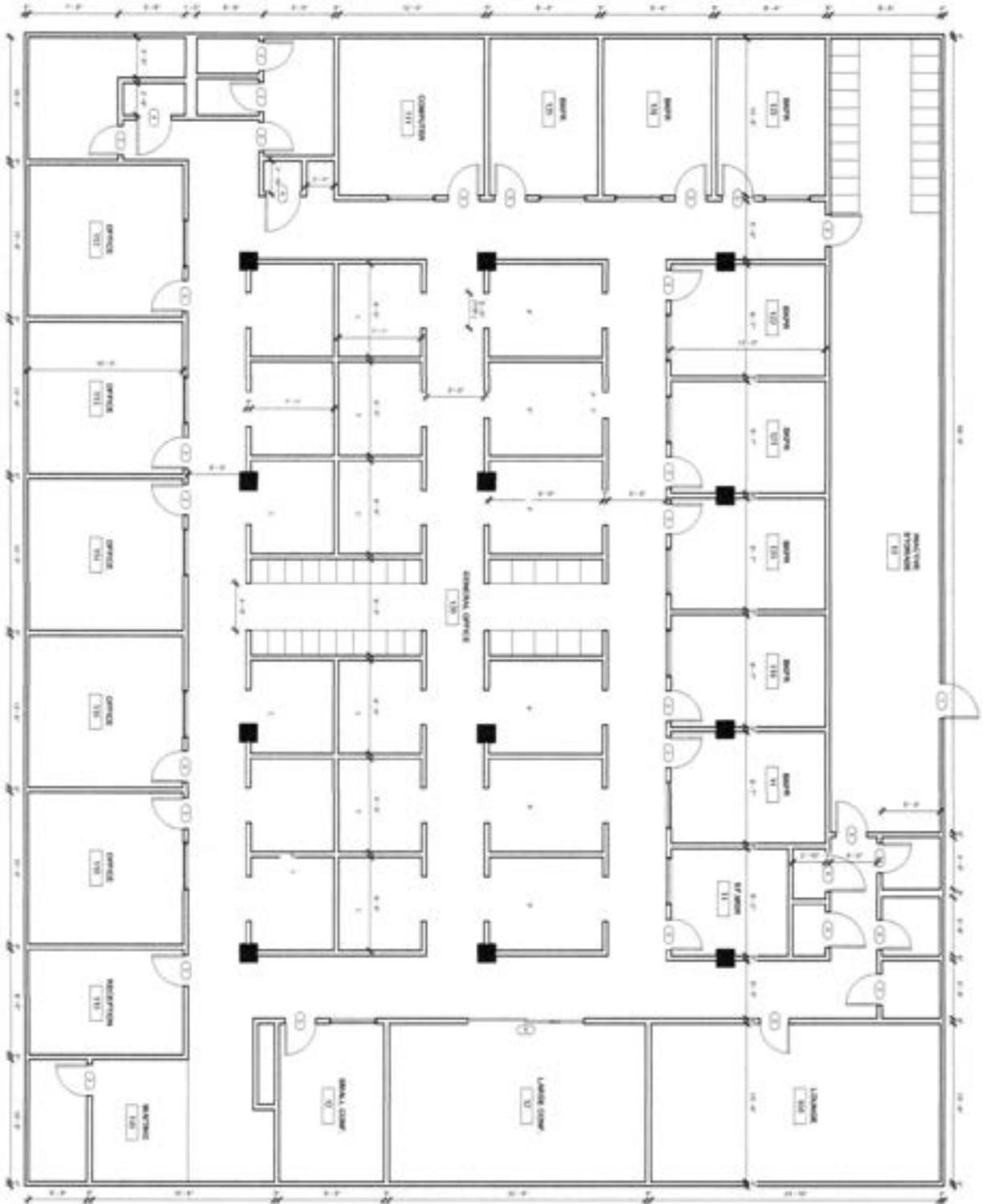
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FLOOR PLAN



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