

## FULLY-REHABBED BUILDING ON LARGE LANDSITE IN KINZIE CORRIDOR



Approx. 6,081 SF fully-rehabbed building on 15,943 SF of land available for sale or lease.  
Fully built-out outdoor kitchen with beautiful garden located in thriving Kinzie Corridor.



<b>Building Size:</b>	6,081 SF Building
<b>Land Size:</b>	15,943 SF Land
<b>Sale Price:</b>	\$895,000
<b>Lease Price:</b>	\$12.95 PSF, Net
<b>2020 Taxes:</b>	\$18,441
<b>Zoning:</b>	PMD-4A
<b>Alderman:</b>	Walter Burnett, Ward 27
<b>Drive-In Doors:</b>	3 Drive-In Doors
<b>Ceiling Height:</b>	12' Clear



**ADAM SCHNEIDERMAN, SIOR**  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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

## FULLY-REHABBED BUILDING ON LARGE LANDSITE FOR SALE OR LEASE



<b>Subject Site:</b>	6,081 SF Building on 15,943 SF of Land
<b>Sale Price:</b>	\$895,000
<b>Lease Price:</b>	\$12.95 PSF, Net
<b>2020 Taxes:</b>	\$18,441



ADAM SCHNEIDERMAN, SIOR  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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

## FULLY-REHABBED BUILDING ON LARGE LANDSITE FOR SALE OR LEASE



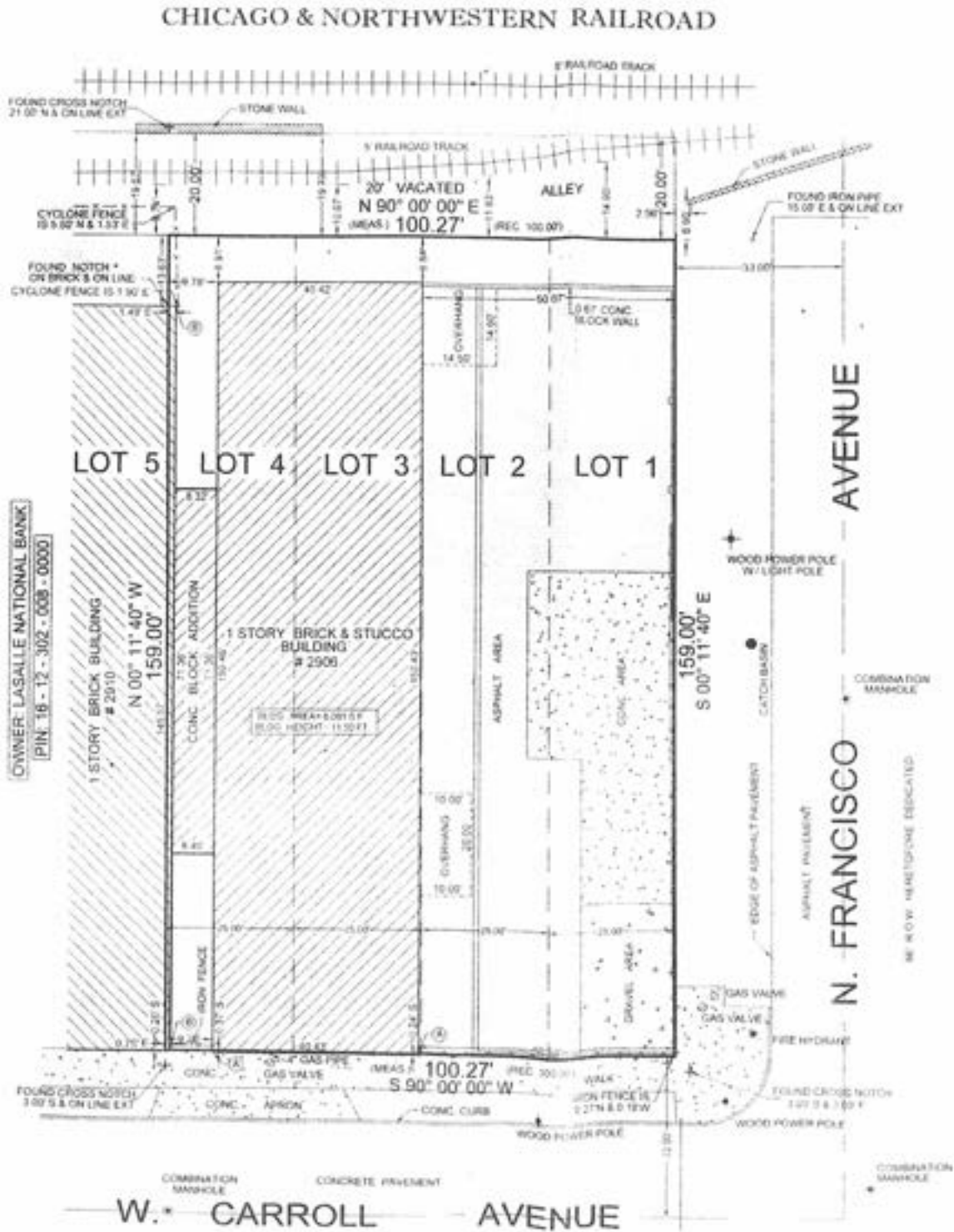
<b>Subject Site:</b>	6,081 SF Building on 15,943 SF of Land
<b>Sale Price:</b>	\$895,000
<b>Lease Price:</b>	\$12.95 PSF, Net
<b>2020 Taxes:</b>	\$18,441



ADAM SCHNEIDERMAN, SIOR  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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

### SURVEY



ADAM SCHNEIDERMAN, SIOR  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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

## Amenities and Transportation Map



<b>Subject Site:</b>	6,081 SF Building on 15,943 SF of Land
<b>Sale Price:</b>	\$895,000
<b>Lease Price:</b>	\$12.95 PSF, Net
<b>2020 Taxes:</b>	\$18,441



ADAM SCHNEIDERMAN, SIOR  
847-826-4467  
ADAM@STRAUSSREALTY.COM

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