



## FOR SALE, FOR LEASE

### Property Description

Great Northside location, renovated offices in 2014 with a good mix of open office, privates, washrooms, conference rooms, kitchenettes, & workout room. New electrical, mechanicals, & roof. Updated plumbing and sprinkler system. Owner occupied building with the exception of 3,500 SF tenant. Can make full building available.

### Property Details

SALE PRICE: **\$3,800,000**

LEASE PRICE: **\$19**

MINIMUM RENTABLE SQ FT: 8,000

MAXIMUM RENTABLE SQ FT: 18,162

PROPERTY TAX: \$72,743

LEASE TYPE: Net

ZONING: M1-2

BUILDING SQ FT: 21,662

SITE SQUARE FEET: 33,975

SITE DIMENSIONS: 226 X 150









Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com



Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com





Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com





COMMERCIAL, INVESTMENT, INDUSTRIAL, OFFICE, OTHER

**3319 N. ELSTON AVE.**

CHICAGO, ILLINOIS 60618

Adam Schneiderman 773-736-3600 mobile: 847-826-4467 Adam@straussrealty.com