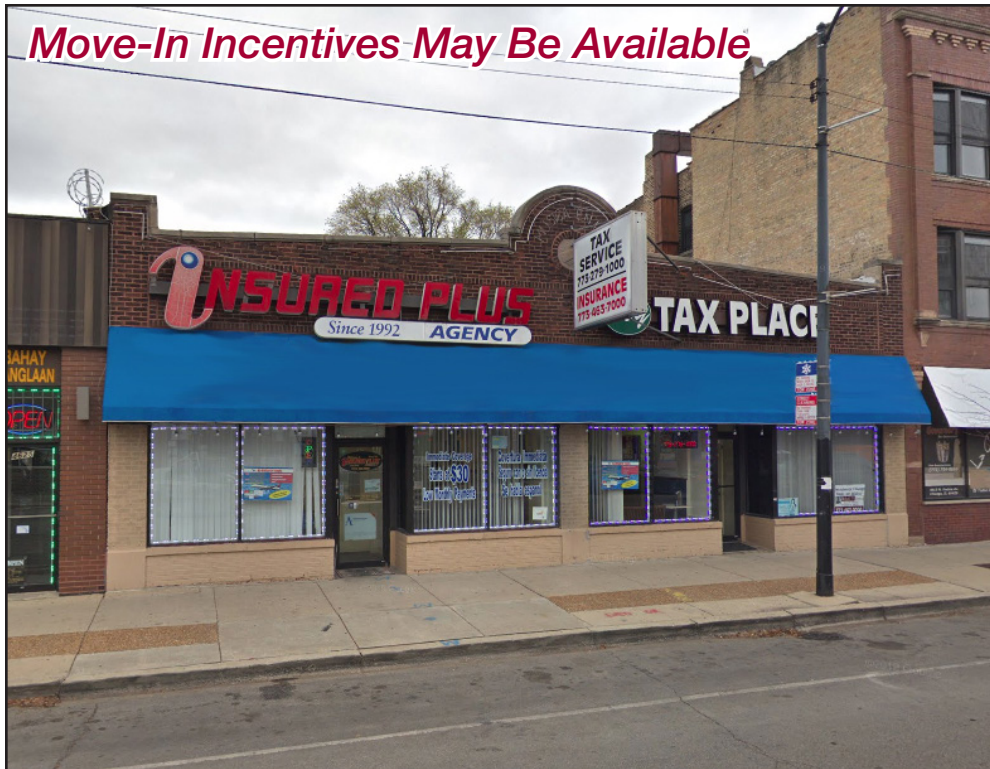


4617-19 N. Kedzie Ave., Chicago, IL

**\$17.00/SF MG**



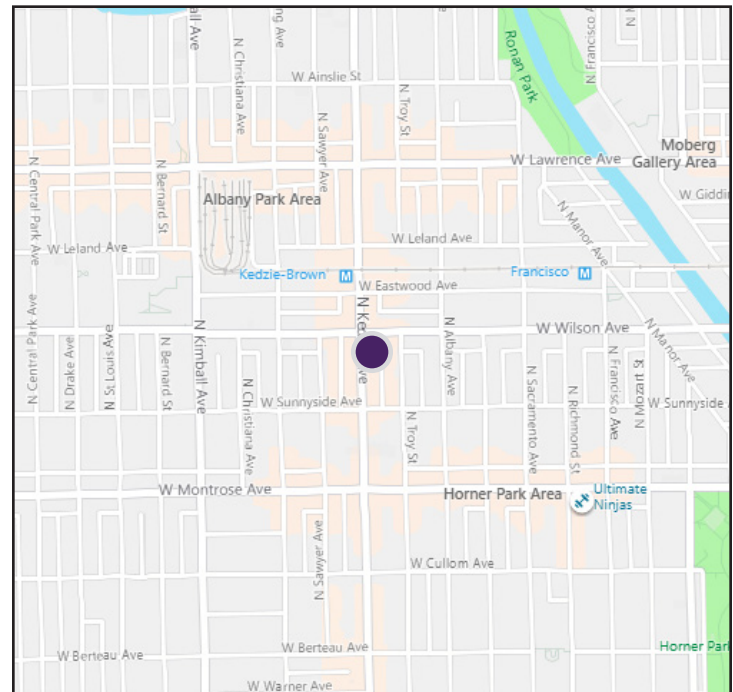
## Property Highlights

- 3,200 SF commercial storefront
- Includes full basement for storage
- Potential to divide to 1,600 SF
- Previously used as office space
- Built-out with cubicles, several private offices, open area, kitchen
- Great location for retail, restaurant, boutique or office user
- Close to Kedzie Brown Line
- Starbucks, Golden Crust, True Value, McDonald's & more nearby
- Part of strong commercial corridor
- Gated parking lot behind building
- Land Area: 6,250 SF
- Zoning: B3-2

## Property Overview

A 3,200 square foot commercial storefront near the Kedzie Brown Line is available for lease. The property can potentially be divided to 1,600 square feet and includes a full basement for storage. Previously, the property was used as a tax and insurance office. The storefront is built-out with cubicles, several private offices, an open area and a kitchenette. The storefront is a great location for a retailer, a boutique, a restaurant, a law firm and more.

Albany Park is a diverse neighborhood on the northwest side of Chicago. The area near the Kedzie Brown Line is a strong commercial corridor, attracting local and national retailers including True Value, Starbucks and McDonald's.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	67,850	480,875	1,098,405
Households	22,961	190,273	443,715
Median Income	\$61,233	\$63,366	\$64,267

**Arthur Hailand IV**  
Associate Broker  
(312) 338 - 3005  
ahailand@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.