

FOR SALE, LEASE OR REDEVELOPMENT

6426-6436 N. MILWAUKEE AVENUE

CHICAGO, ILLINOIS 60631

**MAJOR
PRICE
REDUCTION!**



PROPERTY INFORMATION

2,600 SF Building or 21,575 SF Land Site

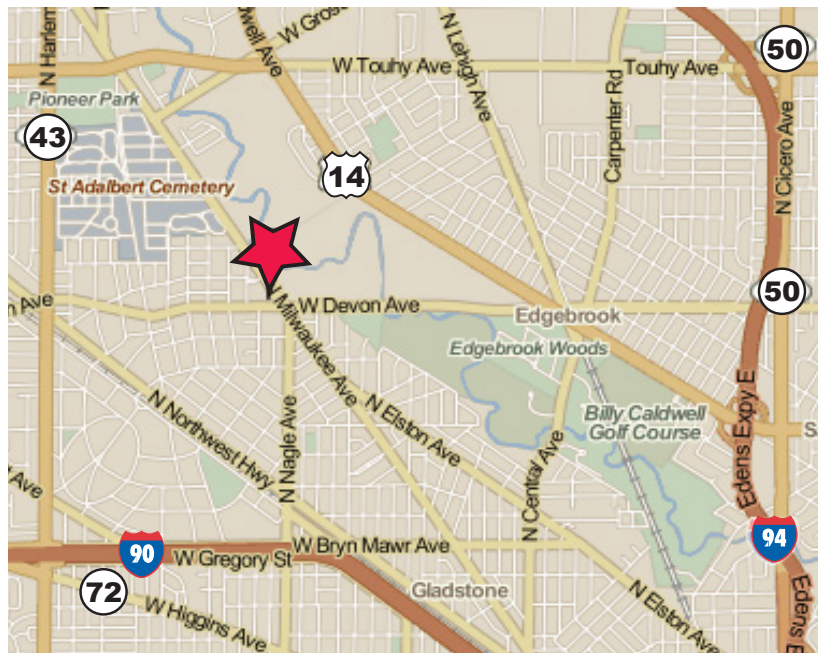
- Redevelopment site - Building plus large vacant lot
- CBS leases ± 20' billboard on property for \$4,200 / year
- High traffic on Milwaukee Avenue - 23,800 VPD
- Close to major intersection of Devon Ave. & Milwaukee Ave.

CONTACT INFORMATION

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 **TRANSWESTERN**[®]



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SPECIFICATIONS

AVAILABLE BUILDING
2,600 SF

LAND AREA
21,575 SF

CEILING HEIGHT
10' - 12' Clear

CONSTRUCTION
Masonry

YEAR BUILT
1954

ZONING
B3-1

POWER
220 Amps @ 110 Volts

HEAT
Gas Forced Air

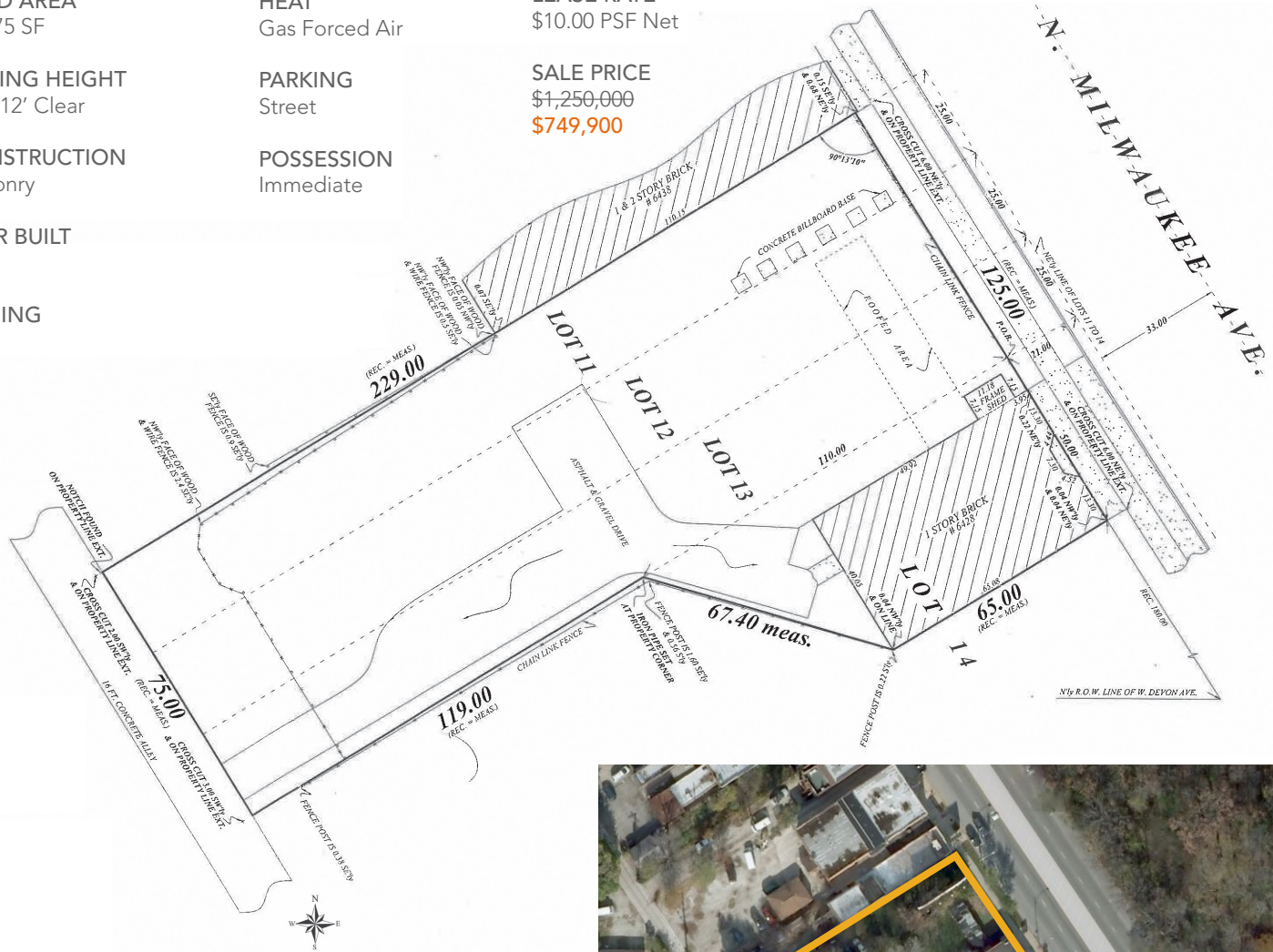
PARKING
Street

POSSESSION
Immediate

REAL ESTATE TAXES
\$14,322.20 (2013)

LEASE RATE
\$10.00 PSF Net

SALE PRICE
\$1,250,000
\$749,900



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