

4177

W. MONTROSE
A V E N U E

H·A·A·S
INC

FOR SALE

4177 W. Montrose Avenue

SUMMARY

NelsonHill is pleased to present 4177 W. Montrose Avenue, a one-story, \pm 5,900 SF service building with \pm 17,039 SF of land, located on W. Montrose Avenue. 4177 W. Montrose Avenue offers excellent visibility within a growing retail and service district. The subject property is located in the Irving Park neighborhood of Chicago and is easily accessible via the CTA Blue Line, Metra or the I-90/94 Expressway. 4177 W. Montrose Avenue is less than 6-miles from downtown Chicago.

HIGHLIGHTS

- Less than 1-mile from I-90/94 Expressway
- Less than 1-mile from CTA Blue Line and Metra Line stations
- Great visibility on W. Montrose Avenue

SPECIFICATIONS

BUILDING SIZE	\pm 5,900 SF
LAND SIZE	\pm 17,039 SF
LOADING	6-DRIVE-IN-DOORS
PARKING LOT	25-CAR PAVED LOT
WARD/ALD.	39TH/ALD. MARGARET LAURINO
NEIGHBORHOOD	IRVING PARK
PIN(S)	13-15-403-036-0000
2017 TAXES	\$20,647.32
ZONING	C1-1
ASKING PRICE	\$1,195,000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.






I-90/94
EXPRESSWAY

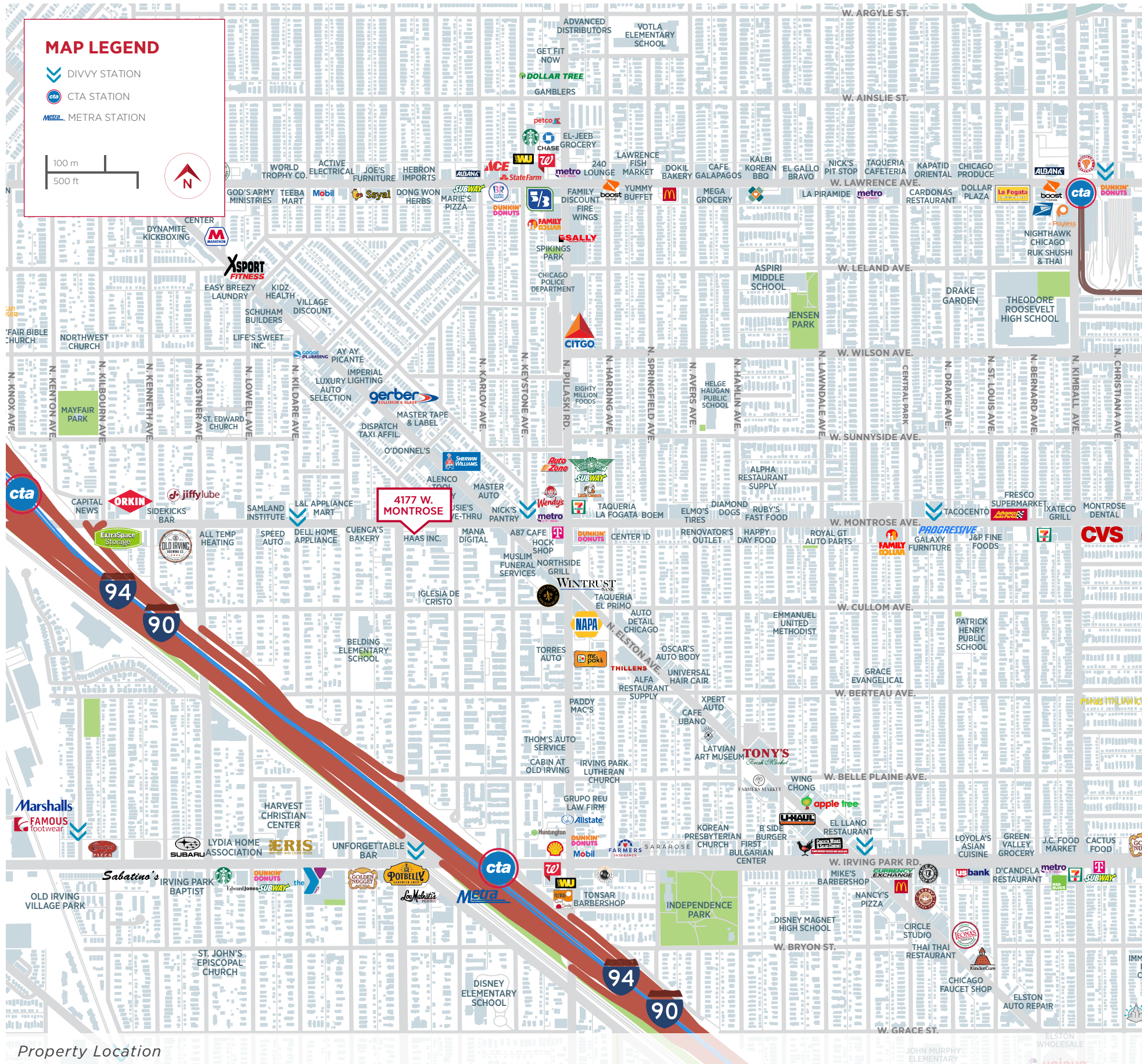
4177 W.
MONTROSE

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MAP LEGEND

-  DIVVY STATION
-  CTA STATION
-  METRA STATION

100 m
500 ft



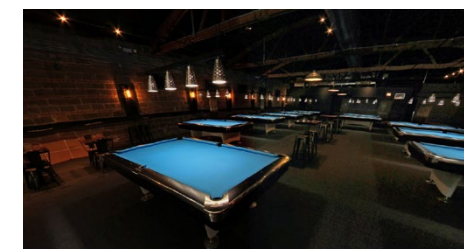
4177 W. MONTROSE AVENUE

PROPERTY LOCATION

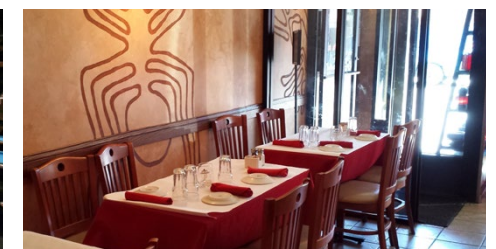
Located 8-miles northwest of the Loop, Chicago's Albany Park neighborhood was historically a neighborhood known for its horse race track, profitable brickyard and farmland. When Chicago's elevated train line expanded to the neighborhood during the 1890's and early 1900's, Albany Park transformed into a thriving community. The area features multitude of restaurants and businesses which are easily accessible to the rest of Chicago from the I-90/94 Expressways or the CTA train, bus lines or Metra.

-  **One mile** from Irving Park CTA Blue Line Station
-  **One mile** from the Irving Park Metra Station
-  **One mile** from the I-90/94 Expressway entrance
-  **Four blocks** from Xsport Fitness
-  **Two blocks** from the nearest Divvy station
-  **Many** bars and restaurants along Elston Avenue

LOCAL AREA RESTAURANTS



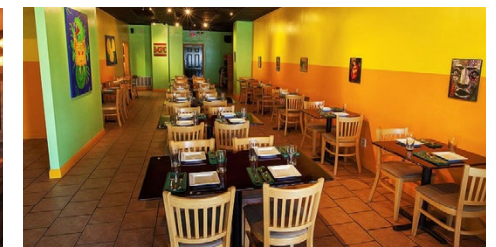
Surge Coffee & Billiards



Ay Ay Picante



Angelo's Wine Bar



Ixateco

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Property Location





CONTACT

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