

## FOR LEASE WEST BUCKTOWN DOUBLE LOT 1540-42 N Western Avenue Chicago, IL 60622



## **HIGHLIGHTS**

<b>Property Type:</b>	Industrial / Land
Lease Type:	<b>Modified Gross</b>
Building Size:	2,500 Sq Ft
Lot Size:	5,434 Sq Ft
Zoning:	C1-2
Alderman:	La Spata



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## **SNAPSHOT**



- Two lots of prime investment / development opportunity with Western Avenue frontage
- High-visibility location with over 29,100 vehicles per day
- Includes commercial / retail building with adjacent 2-car garage containing 2 bays / overhead doors and 1 lift
- Ideal for restaurant with outdoor seating or any other business needing retail, parking, and/or outdoor area
- Great location just 2.5 blocks from The 606 / Bloomingdale Trail and steps away from North Avenue dining and nightlife options





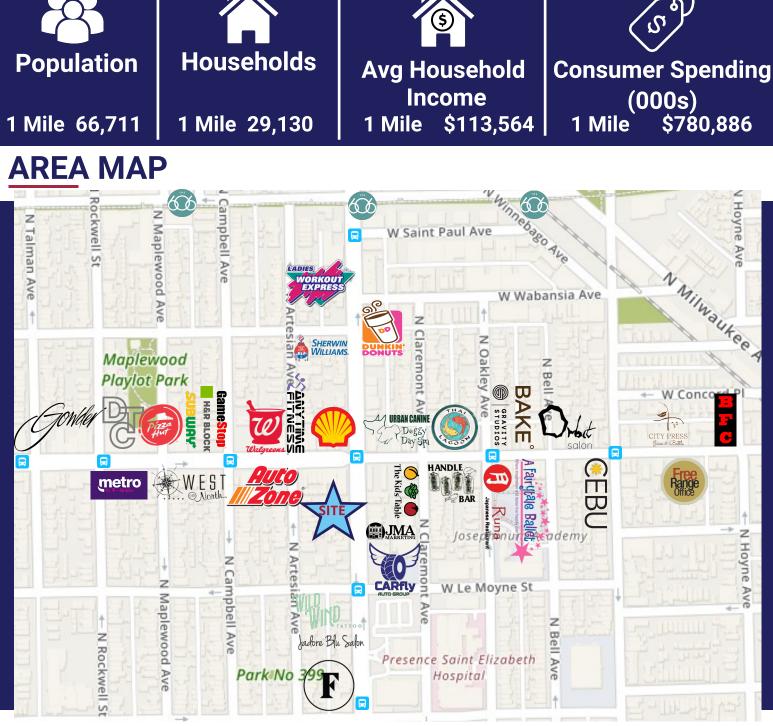


0.5 miles to CTA Western Blue Line Station



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## **DEMOGRAPHICS**



TRAFFIC COUNT

N Western Ave 29,100