



## FOR SALE

### Property Description

Prominent construction company expanding, selling well-maintained contractor's building. Perfect for contractors, small machine or wood shop, car repair, storage, art or fitness studio. Secured skylights. Third drive-in-door (16' W x 11'H) facing alley is bricked over but can be opened up for straight through access from alley to street. Small office and 1 bathroom. Across from Home Depot and other new retail. Owners very motivated! Can be purchased with 2,025 SF single story turnkey office/flex building across the street at 4639 W. Armitage.

### Property Details

SALE PRICE: **\$350,000**

PROPERTY TAX: **\$9,316**

ZONING: **C1-1**

BUILDING SQ FT: **5,600**

SITE SQUARE FEET: **6,250**

SITE DIMENSIONS: **125 x 50**

Deborah Smith 773-885-3254 mobile: 773-885-3254 Deborah@straussrealty.com