

## FOR SALE OR LEASE

7,200sf Commercial  
Building on North Side

4616 W. Fullerton Avenue  
CHICAGO, IL 60639



Streetview from W. Fullerton Ave.

### PROPERTY SPECIFICATIONS

Building Size	7,200 Sq. Ft.
Total Land	8,700 Sq. Ft. (Additional 5,000 Sq. Ft. lot also available)
Office	3,000 Sq. Ft.
Ceiling Height	12' Clear
Loading	2 Drive-In Doors
Zoning	M1-1
Taxes	\$1.14 PSF (2012 Taxes)
Lease Rate	\$8.00 PSF Gross
Sale Price	\$425,000 (\$59.02 PSF)
Comments	<ul style="list-style-type: none"><li>Well-maintained office/showroom building with warehouse</li><li>Great exposure on Fullerton Ave.</li><li>Flex building ideal for small business</li><li>6 Parking Spaces in rear</li><li>Floor drains</li></ul>

For more information,  
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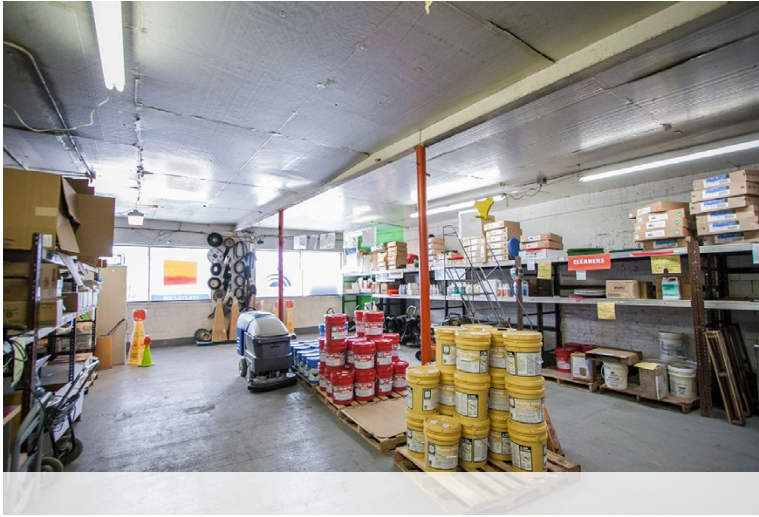
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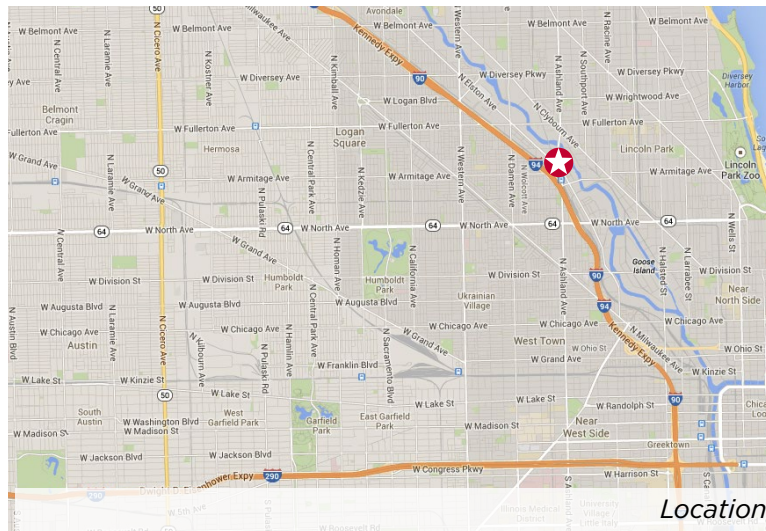
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*Office Interior*



*Drive-In Doors*



*Location*

