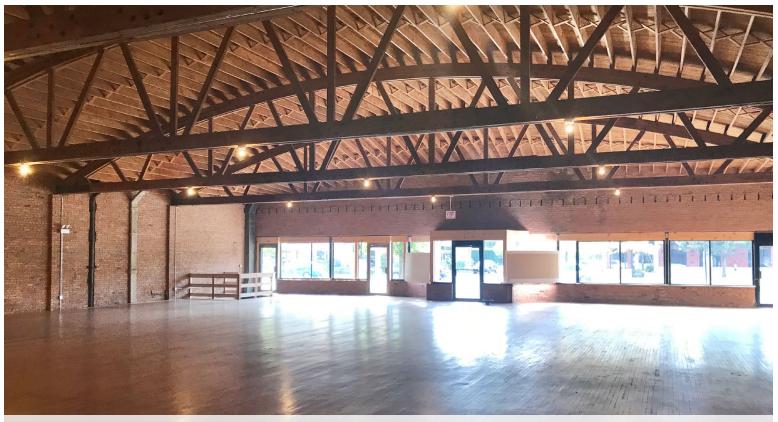
## FOR SALE OR LEASE 9,000 SF Retail / Flex Building

# 6846 W. North Avenue Chicago, IL 60707



Property interior view

For more information, please contact:

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#### NelsonHill

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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.

### **PROPERTY SPECIFICATIONS**

Building Size	<u>+</u> 9,000 Sq. Ft.
Land Size	<u>+</u> 9,375 Sq. Ft.
Ceiling Height	12'2" Clear
Zoning	B1-1
Frontage	75' on North Avenue
PIN(s)	13-31-326-029-0000, 13-31-326-030-0000, 13-31-326-031-0000
2016 Taxes	\$15,001.43 (\$1.67 PSF)
Lease Rate	\$10.00 PSF NET
Sale Price	\$650,000
Comments	<ul> <li>Excellent retail building</li> <li>75' of frontage on North Avenue</li> <li>Less than one-mile to the Mars Metra station</li> <li>9,000 SF basement</li> </ul>



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#### **PROPERTY PHOTOS**





