



User-Investor Building with Income in Hot Avondale Neighborhood

PRICE REDUCTION

FOR SALE

SALE PRICE \$1,650,000

FOR LEASE

LEASE RATE \$9.95 PSF MG

14,540 SF Building on 22,179 SF land site
Income in-place from long-standing tenant

5,000 - 10,000 SF Available

3435 N. KIMBALL AVENUE
CHICAGO, ILLINOIS



kw ONEChicago
KELLERWILLIAMS.

Each Office Independently Owned and Operated kwcommercial.com

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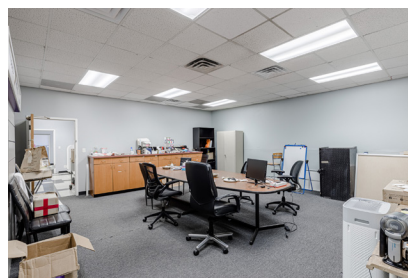
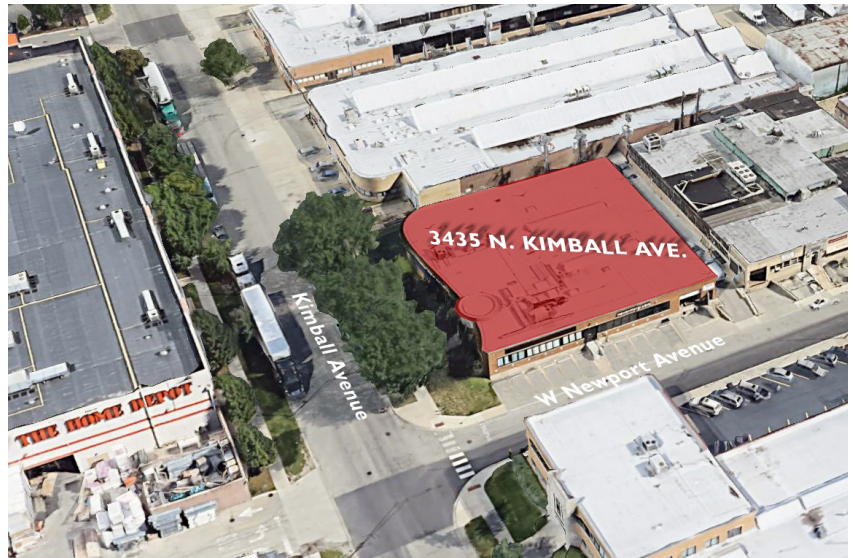
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PROPERTY SPECS

- 14,540 SF Building
- 22,179 SF Land
- 12' Clear Height
- 1 Short-Depth Exterior Dock. 53' semis can park perpendicular to the building and forklift off
- 1 Drive-In Door
- 800 Amps @ 240 Volts, 3-Phase Power
- New tear-off roof put on entire building in 2019
- 11 total Off-Street Parking Spaces 6 are Available
- 30' x 45' Bays in Warehouse
- Air-Conditioned Offices
- 2019 RE Taxes - \$34,228.83
- PMD 14 Zoning - On the perimeter of this PMD
- Across from Home Depot, 1 block from the new Portillo's
- 1 block to Belmont interchange on Kennedy Expressway and Belmont station on CTA's Blue Line, 2 minutes to Addison interchange & CTA station



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BUILDING PLAN

14,540 SF Building for Sale / 5,000 - 10,000 SF Available for Lease





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