

Sale/Lease

17,125 SF

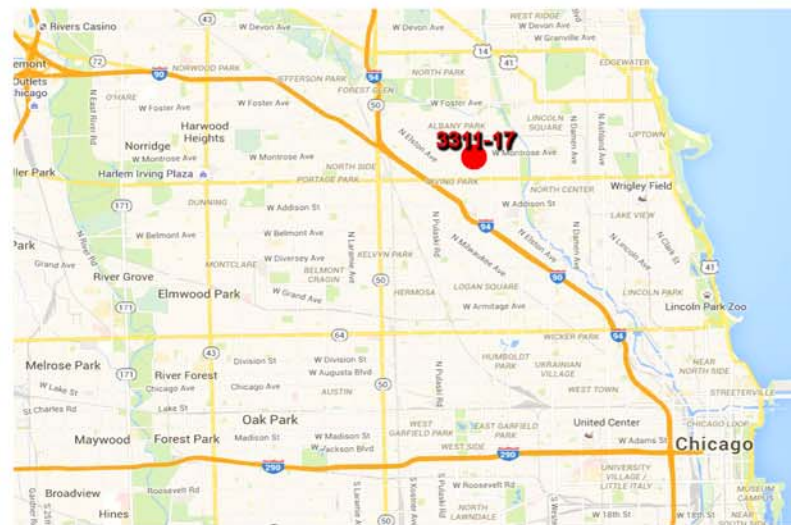


Three Connected Buildings • 3311-17 W. Montrose Ave., Chicago, Illinois



Office: 3%; Site: ±15,625 SF; Zoned: B3-1;
Drive-In Doors: One 12' X 10' & One 8' x 8';
Clearance: 12' to 14'; Power: 800Amps/240Volts;
Sprinkler: Wet System; Construction: Masonry;
Heat: Gas Units; Parking: Street; Roof: Bow & Flat;
Lot Dimensions: ±130' (Montrose Ave.) x ±125' Deep
2018 Taxes: ±\$29,390 (±\$1.72 psf)

Sale: \$1,712,500.00 Lease: \$8.50 psf NNN



FOR ADDITIONAL INFORMATION CONTACT:

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