

GARAGE WITH OUTDOOR STORAGE **FOR SALE / LEASE**



4554 W. NORTH AVENUE
CHICAGO, IL

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OFFERING SUMMARY

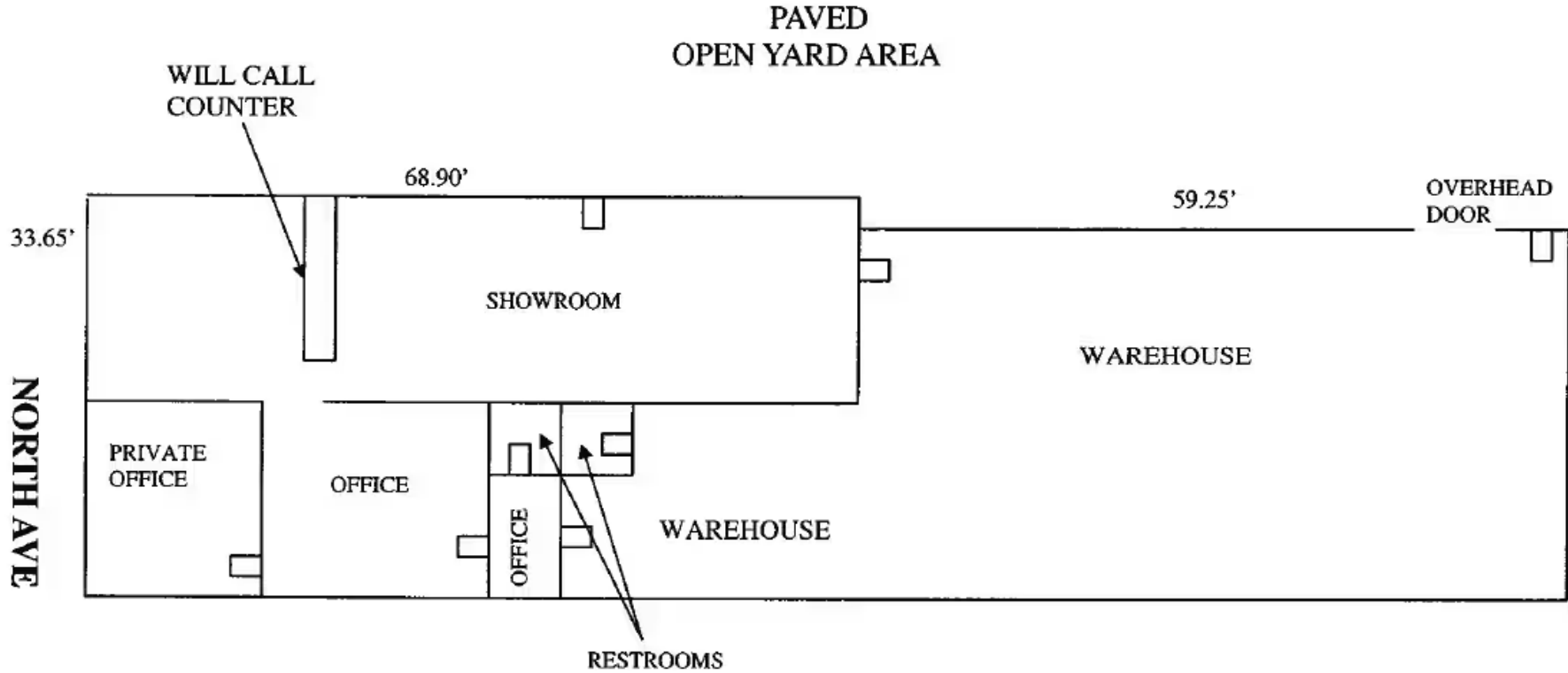
Sale Price:	\$2,950,000
Lease Rate:	\$18.50 SF/yr (MG)
Building Size:	13,400 SF
Site Size:	71,803 SF
Ceiling Height:	22' Clear in Garage Building
Drive-In Doors:	Five-14' H x 10' W
Power:	400 AMP-3 Phase
Zoning:	PMD#9
Taxes:	\$54,837

PROPERTY OVERVIEW

This 13,400 SF Garage with Office Showroom attached, plus 58,000 SF of yard space is for sale or lease. The air-conditioned offices total approximately 3,000 SF. The lot is paved and fenced. The 8,000 SF main/garage building has additional mezzanine storage, radiant floor heat, and auxiliary gas unit heaters.

22' clear ceilings, five drive-in doors, and concrete floors with triple catch basin floor drains make this space perfect for any Garage User. Possession is Negotiable.





FLOOR PLAN
13,400 SF

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LOCATION MAP

CONTACT INFORMATION

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