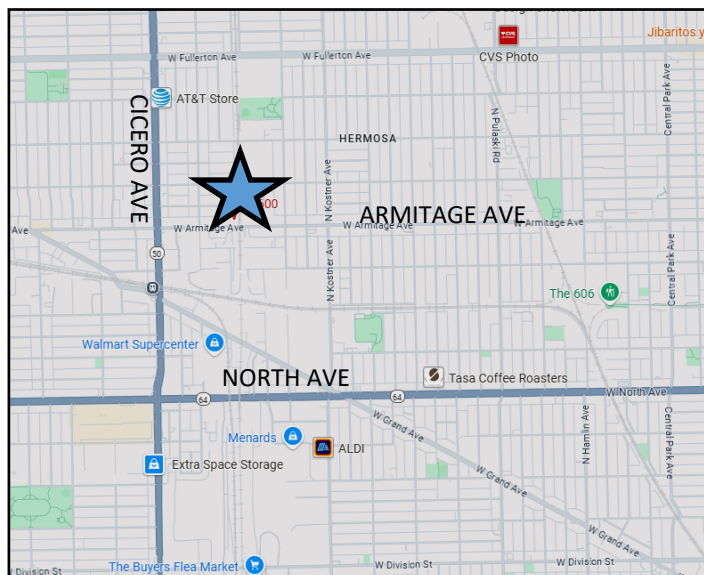


RARE OPPORTUNITY TO ACQUIRE NORTHSIDE INDUSTRIAL LAND 62,517 SF LAND (APPROX. 1.4 ACRES)



Rare opportunity to acquire a 1.4 acres industrial land parcel located on Chicago's Northwest Side. The property, currently a successful pallet company, offers 149' of frontage on busy Armitage Ave, and extends north almost 600 square feet along railroad tracks. The site, steps from a new Home Depot and Starbucks, includes an almost 7,000 square foot metal/brick open span warehouse with huge drive-in door, along with a 2nd floor updated office/loft. A potential redevelopment site, the Flexible M1-1 zoning allows for a variety of variety of commercial, retail and industrial uses.



Sale Price:	\$2,650,000 \$2,399,000
Land Size:	62,517 SF (1.4 Acres)
Building Size:	6,515 SF
Zoning:	M1-1
Ceiling Height:	20' Clear
Taxes (2023):	\$35,423
Ward & Alderman:	26th Ward, Jessica Fuentes
PINs:	13-34-124-018-0000 13-34-124-019-0000 13-34-124-020-0000 13-34-124-028-0000 13-34-124-035-0000 13-34-124-034-0000 13-34-124-036-0000



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4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

STRAUSS

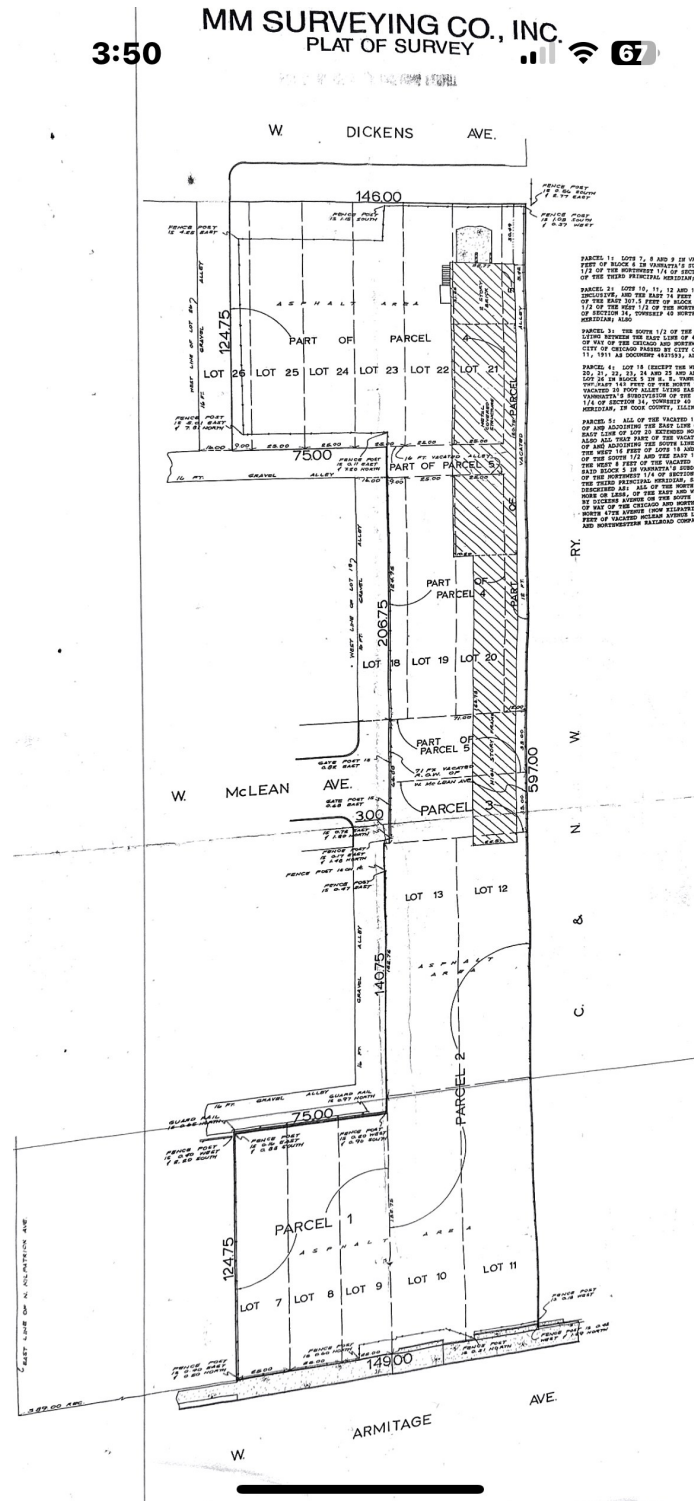
REALTY, LTD.

4600 W. ARMITAGE AVE.
CHICAGO, ILLINOIS 60639

SURVEY

3:50

MM SURVEYING CO., INC.
PLAT OF SURVEY



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OUTDOOR STORAGE AND PARKING



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PHOTOS



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