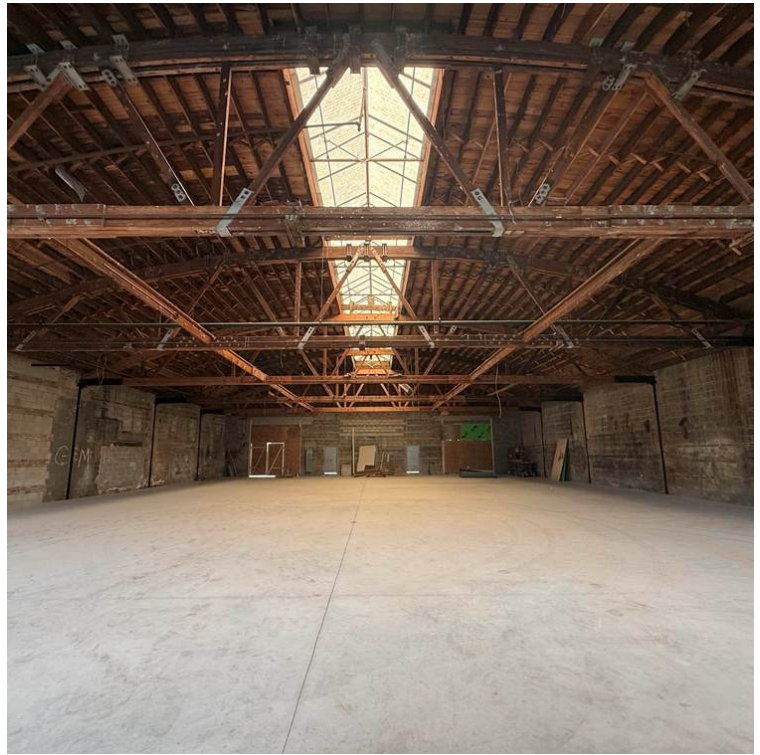


Logan Square
7,500 SF Bow-Truss Commercial Building for Lease

3640 W. Armitage Ave.
Chicago, IL 60647



Excellent opportunity to lease a bow-truss commercial building in Logan Square. The gut renovated interior is open and column-free with 14-foot ceilings and skylights spanning the center of the space. There is a newly installed overhead door in the rear.

The property provides exceptional visibility with 75 feet of frontage along Armitage Avenue. Ideal location for fitness studios, sports training facilities, auto detailing, auto repair, animal boarding, showroom, warehouse, or other creative commercial uses.

LEASE PRICE:	\$8,500 Monthly
LEASE TYPE:	NNN
PASS-THROUGHS:	\$2,500 (Monthly) Approx.
SIZE:	7,500 SF (BUILDING)
DIMENSIONS:	75'x100' (BUILDING) 75'x20' (PARKING)
ZONING:	C1-1
DID:	1
CEILING HEIGHT:	14'

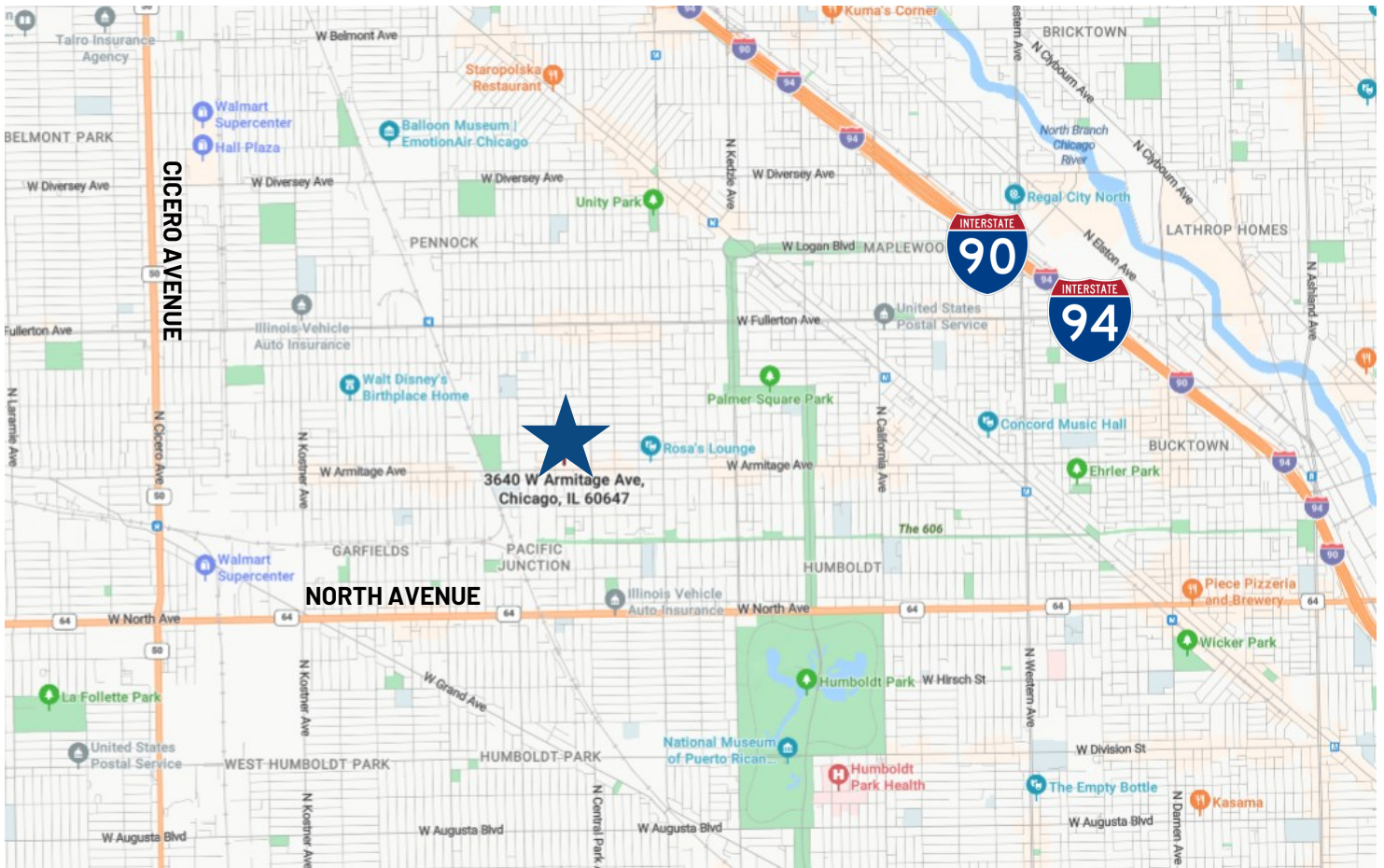
CONTACT

Craig Wolf
773 736 3600 Office
847 989 9653 Mobile
craig@straussrealty.com



LOCATION

3640 W. Armitage Ave.
Chicago, IL 60647



- Logan Square neighborhood
- Quick access to Cicero Avenue and North Avenue
 - 10-minute drive to I-90/94
 - Nearby businesses include:



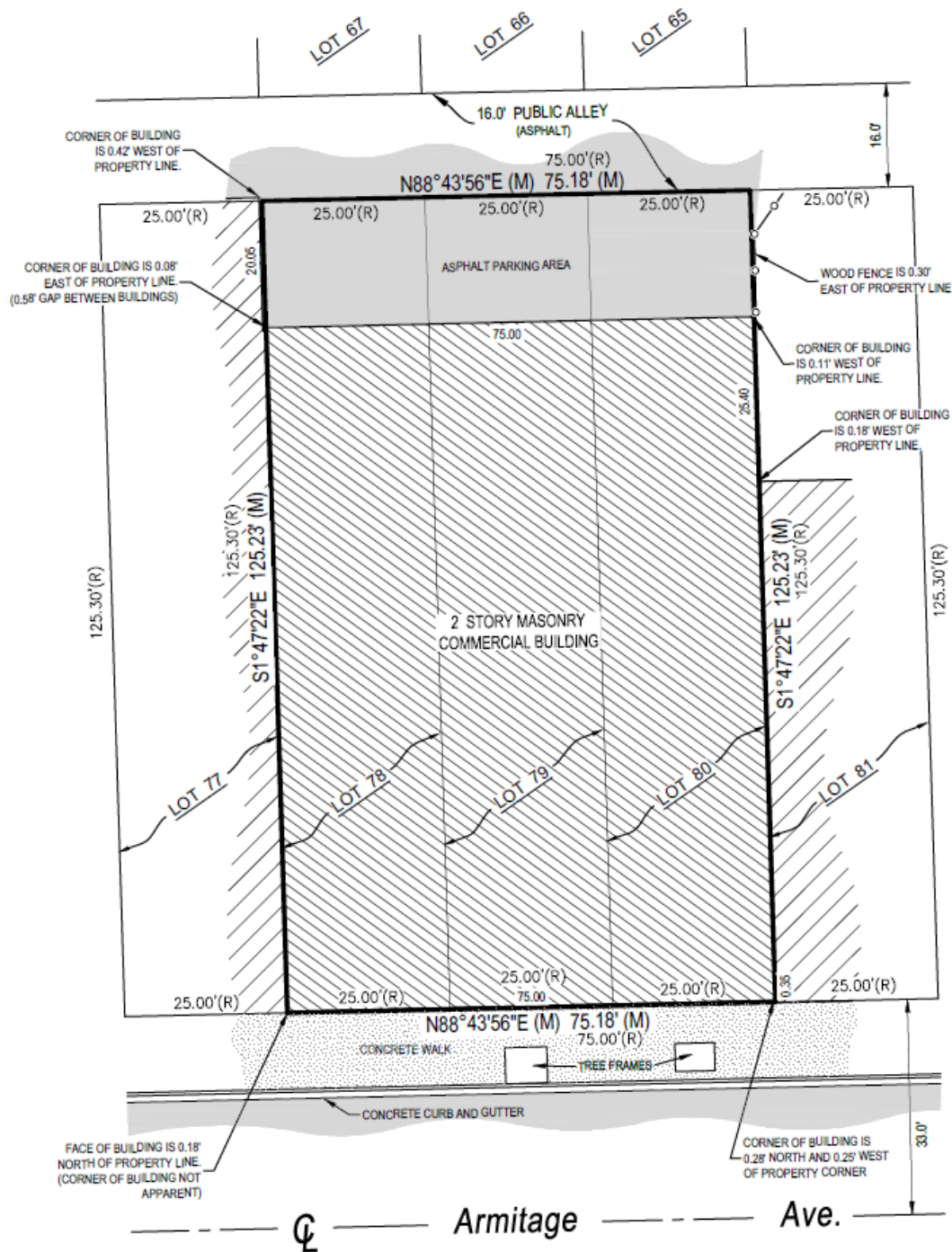
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Survey

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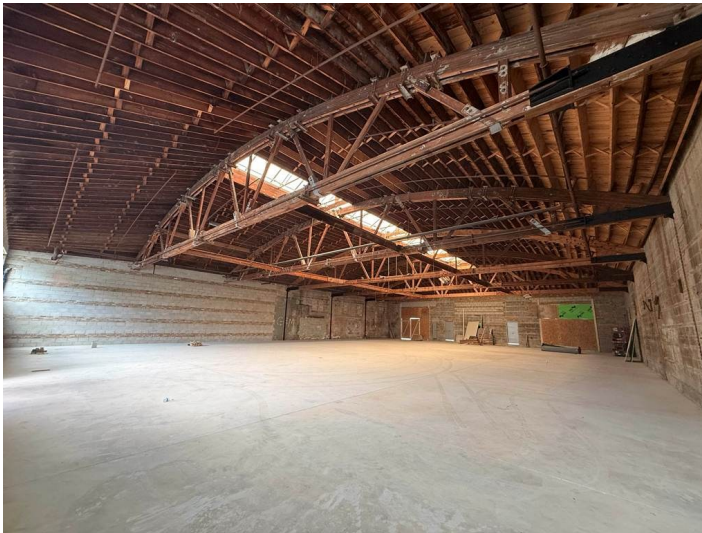
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PHOTOS

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