

For Sale
PROFESSIONAL OFFICE BUILDING WITH
SMALL WAREHOUSE & 2 DRIVE-IN DOORS

4612-14 W. Lawrence Ave.
Chicago, IL 60630



A 4,000 SF corner commercial building on Chicago's North Side offering exceptional visibility with expansive window frontage and prominent signage potential. The interior features a professional office layout with modern glass partitions, five private offices, a conference room, kitchenette, HVAC, and a small warehouse area with two convenient drive-in doors. Three on-site parking spaces enhance accessibility, creating a true turn-key opportunity for an owner-user. Ideally located with immediate access to I-90/94 and minutes from public transit.

SALE PRICE:	\$750,000
BUILDING SIZE:	4,000 SF
BUILDING TYPE:	Office & Small Warehouse
# OF ROOMS:	5 Private Offices 1 Conference Room
ZONING:	C1-1
PIN#:	13-103-110-500-0000
TAXES:	\$24,101.89 (2023)
LOADING:	2 Drive-in Doors
PARKING:	3 Spaces + Free Street Parking

CONTACT

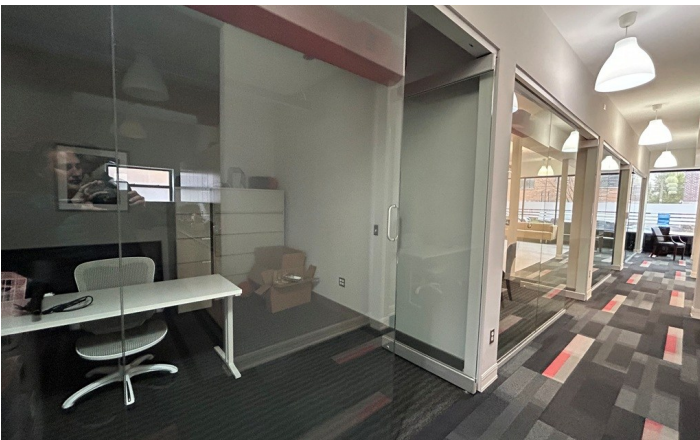
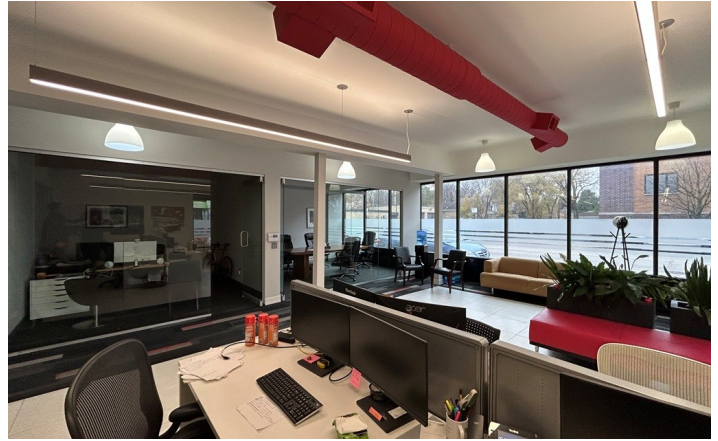
Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

4612-14 W. Lawrence Ave.
Chicago, IL 60630

INTERIOR

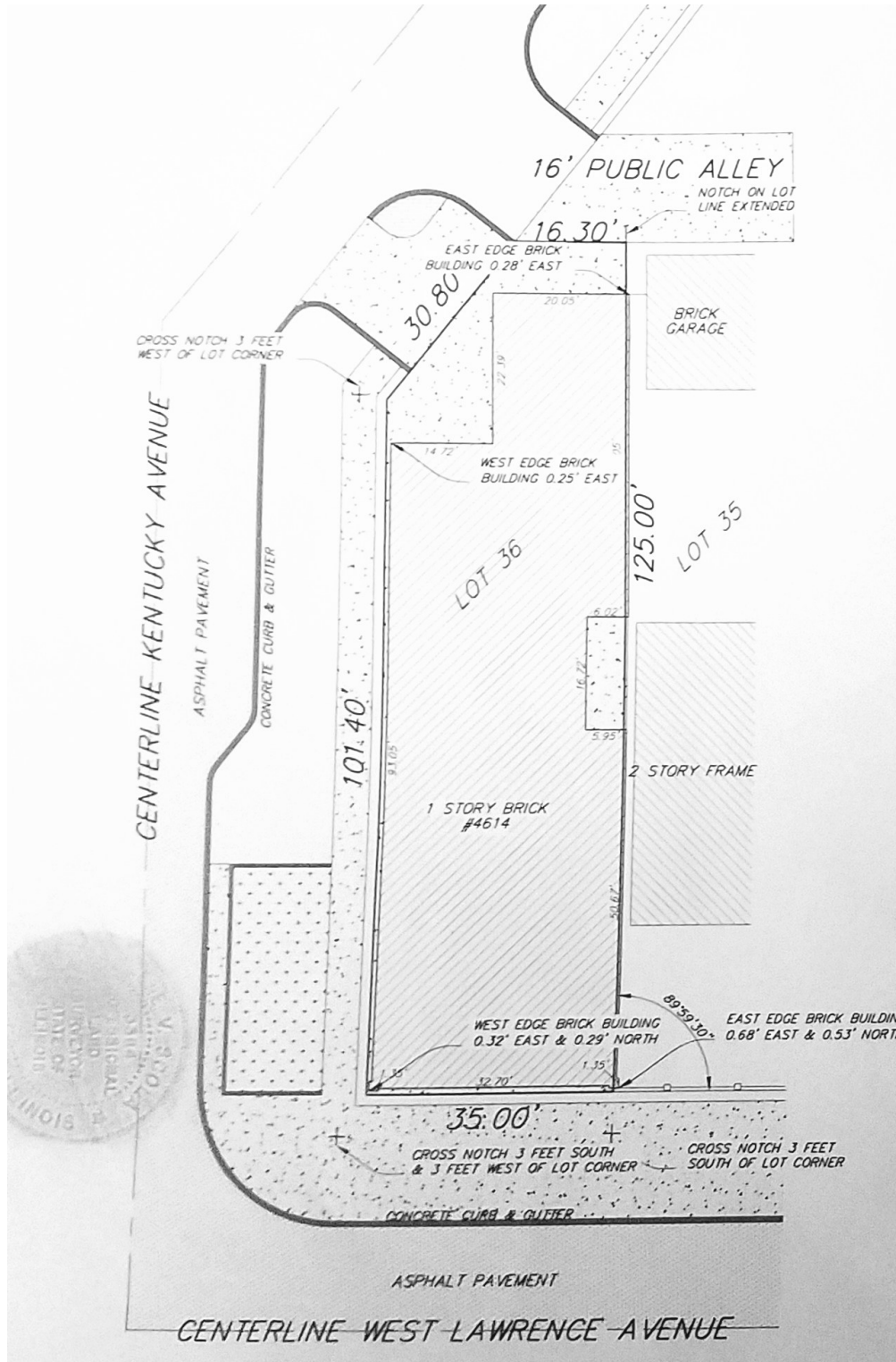


CONTACT Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

STRAUSS
REALTY, LTD.

SURVEY



CONTACT

Adam Schneiderman, SIOR
773 736 3600 Office
847 826 4467 Mobile
adam@straussrealty.com

David Kaplan
773 736 3600 Office
630 294 8689 Mobile
david@straussrealty.com

