

For Sale
PRIME OFFICE BUILDING WITH LARGE PARKING LOT

2711 W. Howard St.
Chicago, IL 60645



PROPERTY DESCRIPTION

Great opportunity to purchase a freestanding single-story commercial building with large parking lot in North Chicago. The building is currently a single-tenant office space with front office, conference area, private offices, and two bathrooms. Great visibility next to Main Pizza restaurant, neighbored by businesses like State Farm, Access Evanston Family Health Center, restaurants, faith organizations, and hair salons. Conveniently located on Howard Street with easy access to I-94, public transportation, and O'Hare Airport.

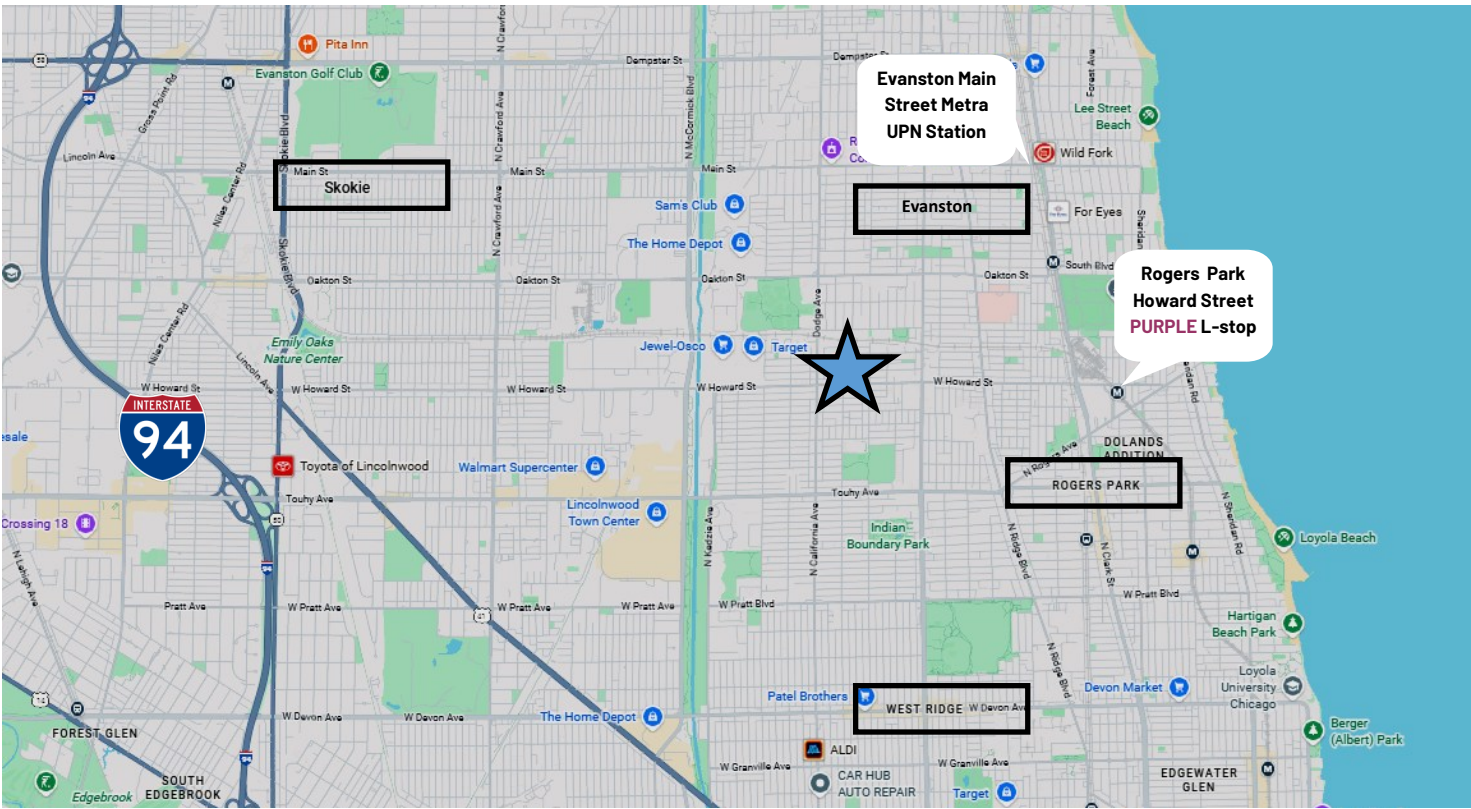
PIN #s: 10-25-400-(016 through 019)-0000

SALE PRICE:	\$650,000
BUILDING SIZE:	4,500 SF
LOT SIZE:	12,500 SF
ZONING:	B3-1
TAXES (2024):	\$28,930.58
FRONTAGE:	Approx. 100' along Howard
LOT DIMENSIONS:	100'x125'
CEILING HEIGHT:	10' Clear
PARKING:	Paved lot with 18 spaces

CONTACT MJ Weinberger
773 736 3600 Office
847 334 2587 Mobile
mj@straussrealty.com

STRAUSS
REALTY, LTD.

LOCATION



- Great visibility on Howard Street—which sees a daily traffic count of 15,800 vehicles per day.
- 5 minute drive to Rogers Park Purple Line EL-Stop on Howard and Evanston Main Street Metra Station (UP-N line).
- Conveniently located nearby Jewel-Osco, Target, Wells Fargo Bank, Wintrust Bank, US Bank and CVS.
- 3 miles (10 minute drive) to I-94.
- 25 minutes to O’Hare (13 miles)

Neighboring businesses include: Pizza Chalavi, Bsari Burger Bar, Stan’s Glass Shop, State Farm, Access Health Center, Hamachi Sushi Bar, Howard Auto Service, El Pubelito Mexican Grill and JR Dessert Bakery.

AERIAL



PIN #s: 10-25-400-(016 through 019)-0000

CONTACT MJ Weinberger
 773 736 3600 Office
 847 334 2587 Mobile
 mj@straussrealty.com

