

3450 West Montrose Avenue
Chicago, IL

**7,000 Sq. Ft. Freestanding Retail Building
For Sale**



Mandy Lewandowski
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Marc Hale
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Submitted subject to error, change in status, or withdrawal without notice.

PROPERTY AERIAL



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LOCATION AERIAL

Downtown Chicago



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PROPERTY SPECIFICATIONS

Address: 3450 W. Montrose Ave. | Chicago, IL 60618

Tenant: Advance Auto Parts

Building Area: 7,000 SF

Land Area: 0.43 AC

Sale Price: Subject to Offer

- NNN lease structure
- Current lease term expires February 28, 2031
- 2 options to extend lease
- Full financials upon request
- Percentage rent provision

PROPERTY HIGHLIGHTS

This fully leased investment is secured by a strong credit tenant on an NNN lease, providing stable cash flow with minimal landlord responsibilities. The tenant has a long-term presence in the Albany Park market, and the lease includes a remaining term through 2031, with multiple renewal options, providing stable income in a proven retail location.

The property is located in Chicago's Albany Park neighborhood on the Northwest Side, positioned along a heavily traveled arterial corridor serving a dense residential base. With access to CTA bus routes, the Brown Line, and major expressways, the location benefits from consistent traffic, strong neighborhood retail demand, and long-term corridor stability.

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PROPERTY PHOTOS



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