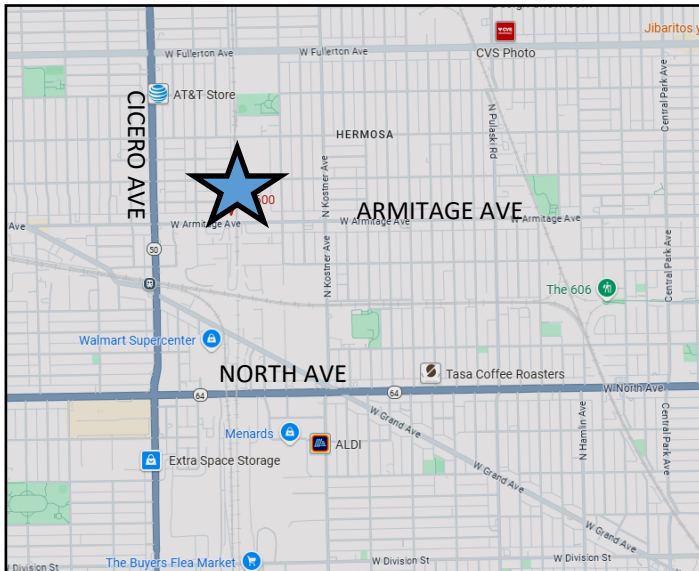


## RARE OPPORTUNITY TO ACQUIRE NORTHSIDE INDUSTRIAL LAND 62,517 SF LAND (APPROX. 1.4 ACRES)



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 2<sup>nd</sup> 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.



<b>Sale Price:</b>	<del>\$2,750,000</del> \$2,650,000
<b>Land Size:</b>	62,517 SF (1.4 Acres)
<b>Building Size:</b>	6,515 SF
<b>Zoning:</b>	M1-1
<b>Ceiling Height:</b>	20' Clear
<b>Taxes (2023):</b>	\$35,423
<b>Ward &amp; Alderman:</b>	26th Ward, Jessica Fuentes
<b>PINs:</b>	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



**DEBORAH SMITH**

773-885-3254

DEBORAH@STRAUSSREALTY.COM

**ADAM SCHNEIDERMAN, SIOR**

847-826-4467

ADAM@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

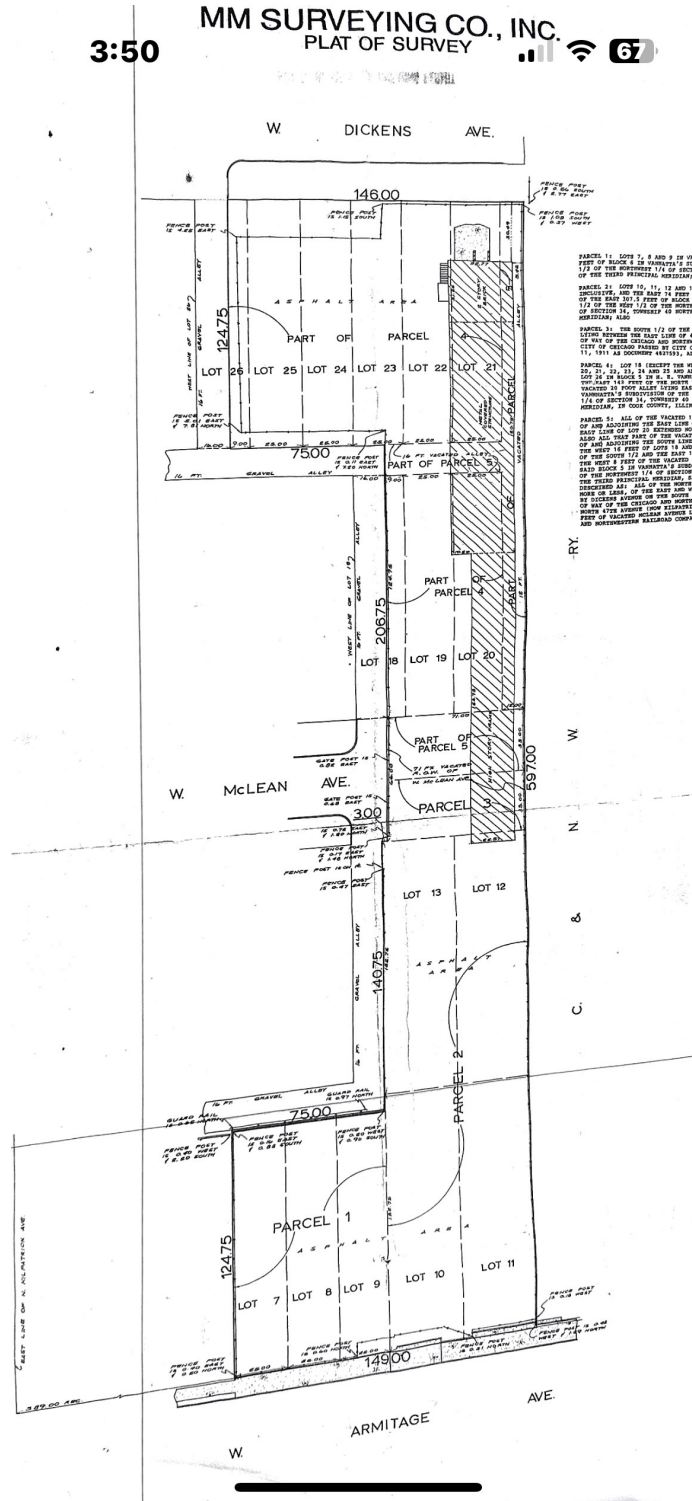
4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

### SURVEY

3:50 MM SURVEYING CO., INC.  
PLAT OF SURVEY



PARCEL 1: LOTS 7, 8 AND 9 OF VARIOUS PARTS OF BLOCK 4 IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, R. 10 WEST, ILLINOIS.

PARCEL 2: LOTS 10, 11, 12 AND 13 IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, R. 10 WEST, ILLINOIS.

PARCEL 3: THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, R. 10 WEST, ILLINOIS.

PARCEL 4: LOT 14 IN THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, R. 10 WEST, ILLINOIS.

PARCEL 5: ALL OF THE VACATED 12 FEET OF ANY ENCROACHMENT THE EAST LINE OF SAID EAST 1/2 OF LOT 20 IN SECTION 18, TOWNSHIP 43 NORTH, R. 10 WEST, ILLINOIS.



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# STRAUSS

REALTY, LTD.

4600 W. ARMITAGE AVE.  
CHICAGO, ILLINOIS 60639

## OUTDOOR STORAGE AND PARKING



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PHOTOS



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