



3725 N WESTERN AVE, CHICAGO, IL 60618

FOR SALE OR LEASE

3,210 SF Renovated Industrial Building in North Center

JUST LISTED

3725 N WESTERN AVE, CHICAGO, IL 60618



PROPERTY DESCRIPTION

FOR SALE OR LEASE- 3,210 sq ft. single-story building on Western Avenue, near Addison Street in North Center. Fully renovated with front and rear overhead door and 12' ceiling. Located steps from Pete's Pizza and across the street from Waveland Bowl.

Property Data

Sale Price:	\$725,000
Lease Price:	\$5,000 Monthly, Net
Pass-Throughs:	\$1,200 Monthly Estimated
Building SF:	3,210 SF
Property type:	Industrial
Drive in Doors:	2
Ceiling Height:	12'
Zoning:	B3-3
PIN:	14191160090000
Taxes:	\$20,548
Tax Year:	2024

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

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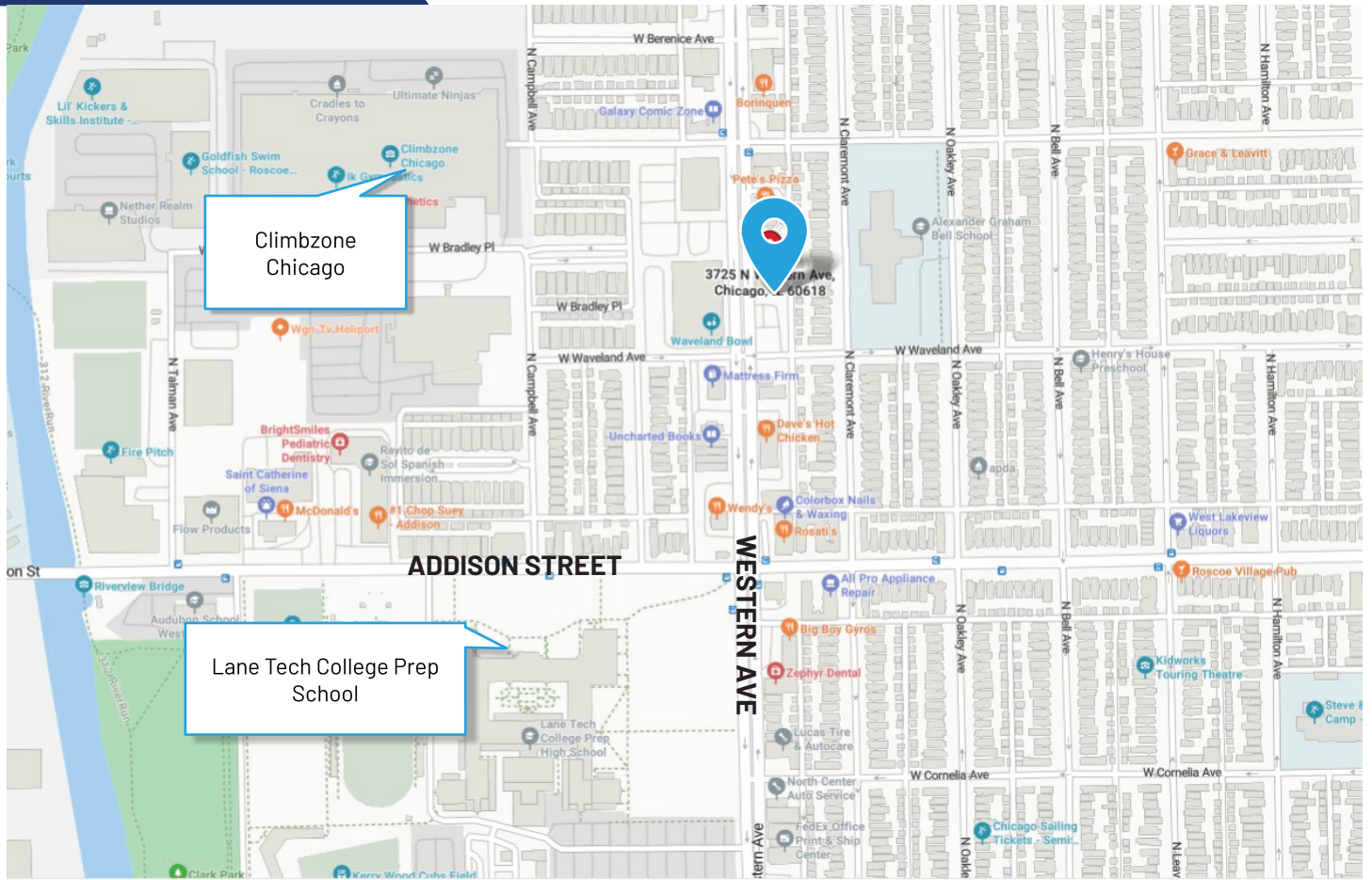
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STRAUSS
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LOCATION

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LOCATION HIGHLIGHTS

- Located in North Center
- Convenient location on Western Avenue near Addison Street
- Nearby businesses:
 - Pete’s Pizza
 - Waveland Bowl
 - Mattress Firm
 - Potbelly
 - Wendy’s
 - Starbuck’s
 - Dave’s Hot Chicken
 - Autozone
 - Lucas Tires

DEMOGRAPHICS



POPULATION

1 Mile:	46,926
2 Miles:	243,242
3 Miles:	552,106



HOUSEHOLDS

1 Mile:	19,737
2 Miles:	109,137
3 Miles:	258,868



AVG HH INCOME

1 Mile:	\$159,166
2 Miles:	\$139,883
3 Miles:	\$127,713