

STRAUSS

REALTY, LTD.

4763-65 N. MILWAUKEE AVE.
CHICAGO, IL. 60630

FOR SALE OR LEASE IN JEFFERSON PARK TWO-STORY MIXED-USE BUILDING WITH COMMERCIAL KITCHEN/BAKERY



BRING YOUR BAKERY, CATERING, COMMERCIAL KITCHEN, BREWERY, DISTILLERY, ROASTERY, FOOD BUYERS!

Sale Price: ~~\$1,195,000~~
\$1,150,000

Parking: 5 Spaces

Clear Height: 12'

Lease Price: STO

Loading: 1 Dock

Building Size: 9,259 SF

Land Size: 8,276 SF

Zoning: B3-2

Taxes (2021): \$13,674

Year Built: 1924

Heating: Gas

- HIGHLY VISIBLE COMMERCIAL BAKERY/KITCHEN WITH TWO STOREFRONTS
- WAREHOUSE/PRODUCTION AREA IN BACK
- EQUIPMENT INCLUDES COOLERS, FREEZERS, OVENS, FLOOR DRAINS (SMALLER ITEMS LIKE POTS, PANS, MIXERS, SHEETS, ETC ARE AVAILABLE FOR EXTRA WITH BUSINESS)
- TWO RENTED APARTMENTS EARNING \$3,000 TOTAL PER MONTH



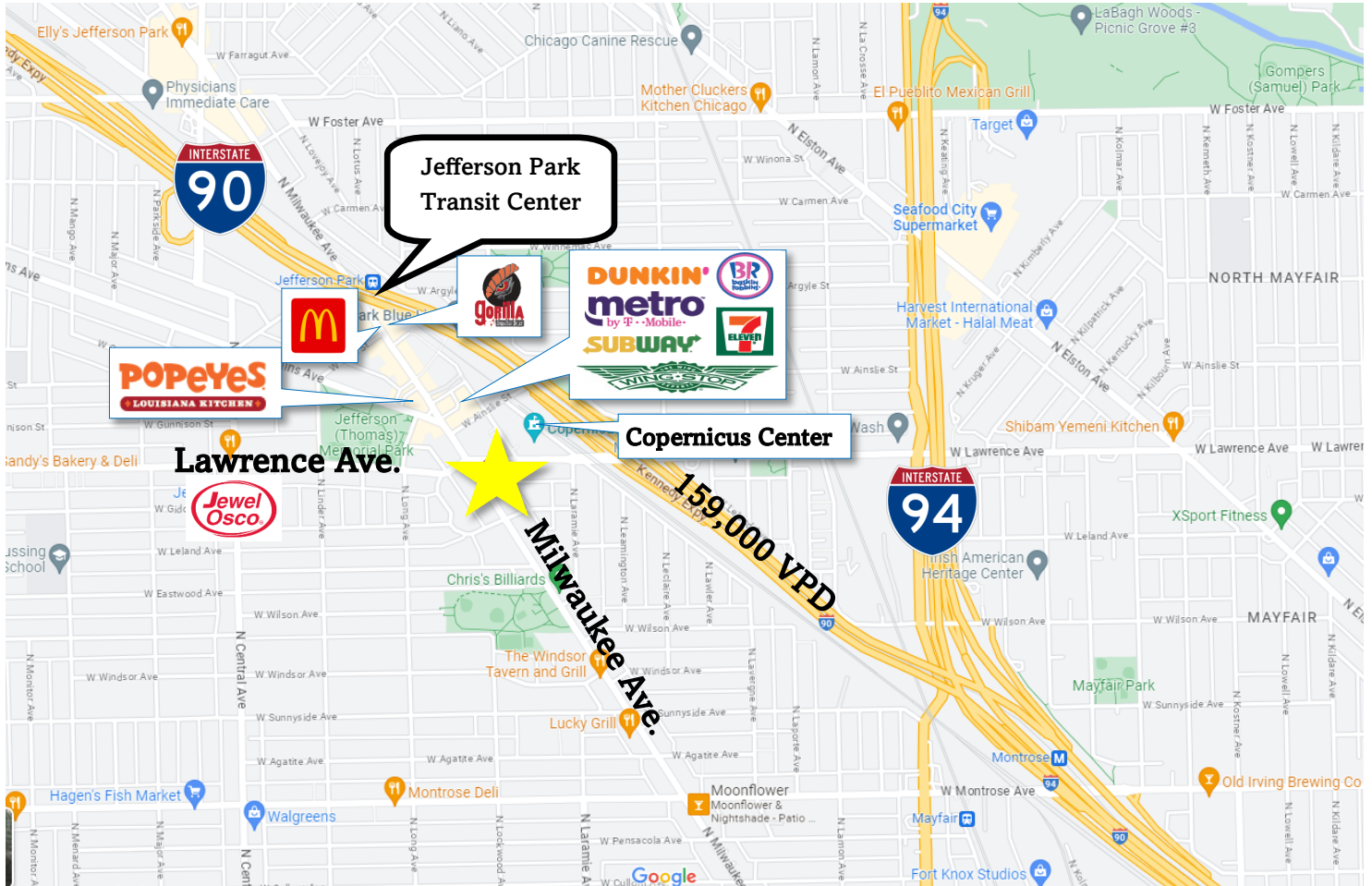
ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

MAP



- Steps from Lawrence and Milwaukee Intersection
- 4 minute walk to Copernicus Center—1,890 seat event venue.
- Nearby businesses include Wingstop, Dunkin', Popeyes, Polonia Book Store, Sunnyside Plants, Milwaukee's Food & Liquor, Chris's Billiards, Rex Tavern, Gale Street Inn, Jefferson Inn
- Traffic Count along Milwaukee Avenue is 13,100 VPD
- Blocks from the Jefferson Park Transit Center:

Lawrence CTA Blue Line Station Ridership

5,901 Average Weekday Riders
1,896,402 Annual Riders

Metra Jefferson Park Station Ridership

688 Average Weekday Riders



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