

2141-45 W. 21st St., Chicago, IL

\$1,475,000



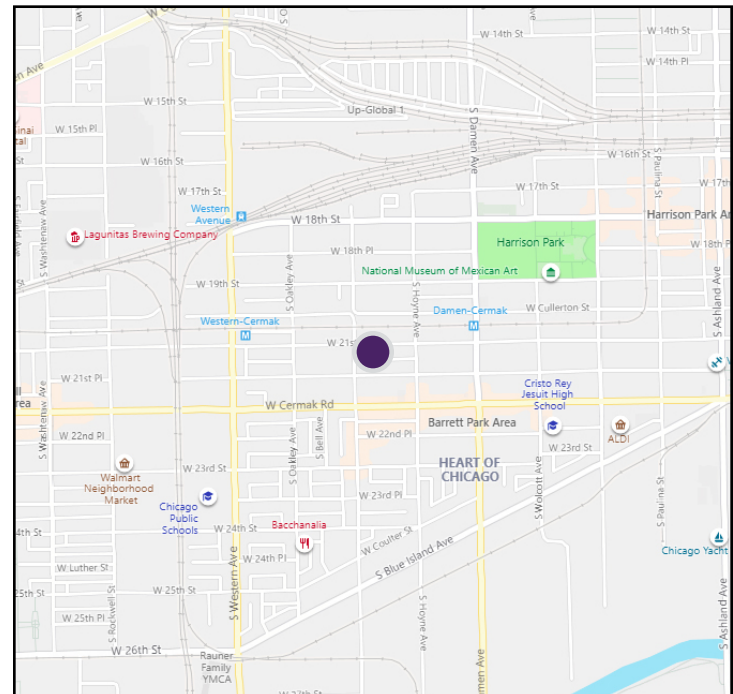
Property Highlights

- 20,800 SF flex industrial building
- Three story building built out as retail, office and warehouse space
- Each level features 13' ceilings and dry sprinkler system
- 8,000 SF garage and loading area
- Ground and top floor leased
- Current Annual Rent: \$70,200
- Owner may sign short term lease
- Potential to redevelop
- Great infill location in Pilsen
- Land Area: 9,250 SF
- Zoning: B3-2
- Part of Pilsen Historic District
- Taxes (2017): \$21,272

Property Overview

A 20,800 square foot flex industrial building in Chicago's Pilsen neighborhood is available for sale. The building features three stories built-out as retail, office and warehouse space plus an 8,000 square foot garage and loading area. Each of the three stories feature 13' ceilings plus a dry sprinkler system. The building is fully occupied, generating \$70,200 in rent; the owner may be willing to sign a short-term lease. The property can potentially be rehabbed or redeveloped for another use.

Pilsen is a neighborhood on the lower west side of Chicago. Close to Cermak Rd., Western Ave. and Damen, this is a great infill location in a popular neighborhood.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	29,225	360,037	1,015,771
Households	8,932	129,753	393,608
Average Income	\$48,595	\$80,132	\$88,703

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