

# Elston Corridor Industrial Building

Price  
Reduced  
\$ 274,900

4418 N. Elston Ave. | Chicago, IL

~~\$ 350,000~~

## Investment Highlights

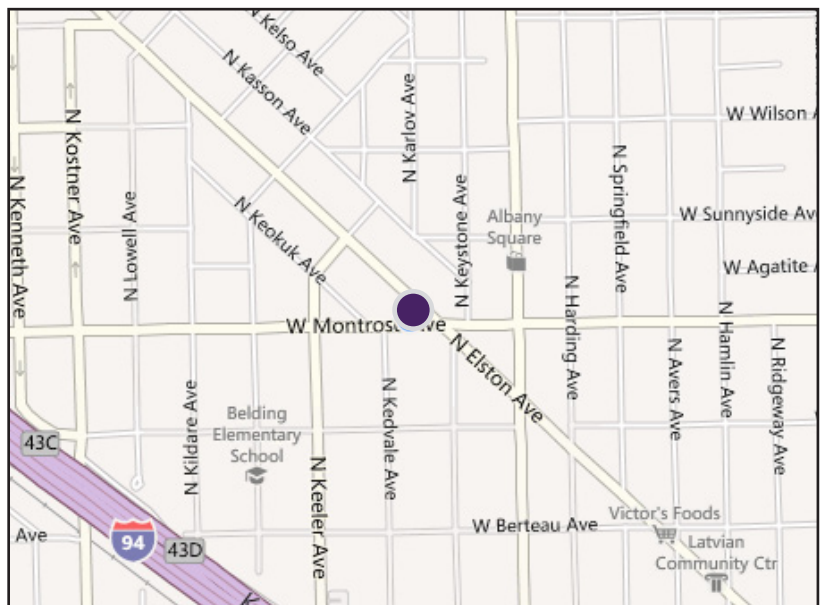
- 4,883 SF loft commercial building
- Mostly clear span space
- Frontage/visibility on Elston & Montrose
- 1 drive-in door
- Traffic Count: 16,100 cars on Elston, 18,100 on Montrose
- Land Area: 5,215 SF
- Zoning: C1-1
- Within Lawrence/Pulaski TIF, exp. 2026
- Taxes (2013): \$3,959

## Property Highlights

Located within the busy Elston Commercial Corridor, this 4,883 square foot commercial building features visibility on both Montrose and Elston. The majority of the building is clear span space, which lends itself to a variety of uses – automotive, warehouse, retail, office, etc.

## Area Highlights

A few blocks away from the Kennedy Expressway, this property features excellent access to the area's transportation network. The building is located in the Elston commercial corridor, near the border of Albany Park and Irving Park on the northwest side of Chicago. Although both neighborhoods are largely residential, Elston retains its strong commercial presence.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

**Greg Block**

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**MILLENNIUM  
PROPERTIES R/E**

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Now:  
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### Plat Map



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