

MILLENNIUM PROPERTIES R/E

For Sale: Flex Industrial Building on Montrose with 50' of Frontage

4257 W. Montrose Ave., Chicago, IL

~~\$695,000~~ **\$650,000**



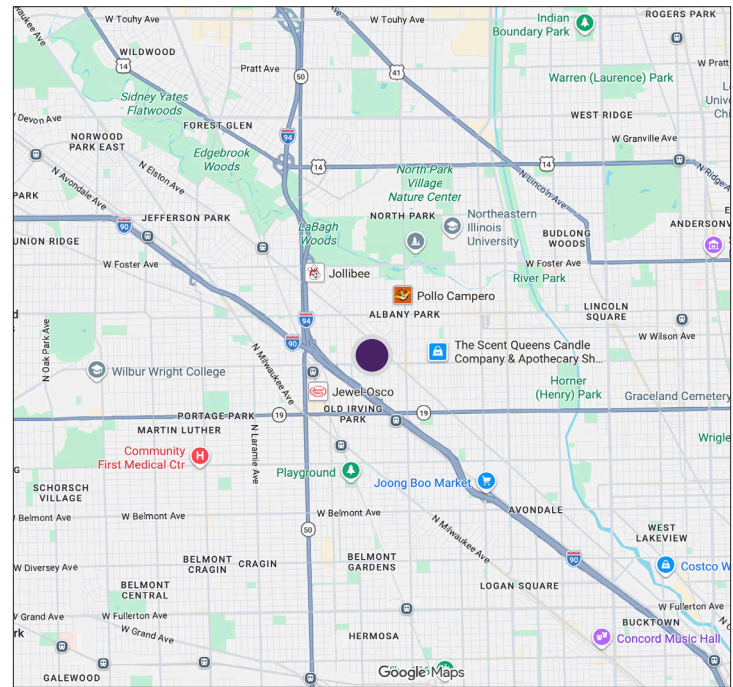
Property Highlights

- 3,500 SF flex industrial building
 - Currently a luxury car body shop and storage
- Property features three standard drive-in doors and one oversized drive-in door
- Recent Improvements include: a new roof and our four heating units, updated washroom and kitchen area
- Two electric lifts and two storage lifts
- Six parking spaces
- Easy access to I-90/94 (Kennedy Expressway) and close proximity to major commercial corridors
- Land area: 4,850 SF
- Traffic count: 14,150 vehicles daily
- Zoning: RT-3.5
- Taxes (2024): \$12,195.61

Property Overview

Located in the Mayfair neighborhood is a single-story flex industrial building situated on a 4,850 SF lot. The property offers approximately 3,500 SF and is currently configured for automotive storage and repair. The building features four overhead doors, three front-facing and one larger side door, providing excellent drive-in capability and workflow efficiency. The space is configured with a flexible layout and can be divided into three separate work spaces or one large area. Opportunity for a user, investor or developer. Close to Edens and Kennedy expressways and public transportation.

The property is situated on the northwest side of Chicago, in the Mayfair neighborhood, which is part of Albany Park. This area is one of the city's most dynamic and diverse neighborhoods and is known for its vibrant cultural mix and historic architecture.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	175,288	1,107,453	2,504,711
Households	66,142	453,907	1,039,842
Average Income	\$86,377	\$86,972	\$90,360

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