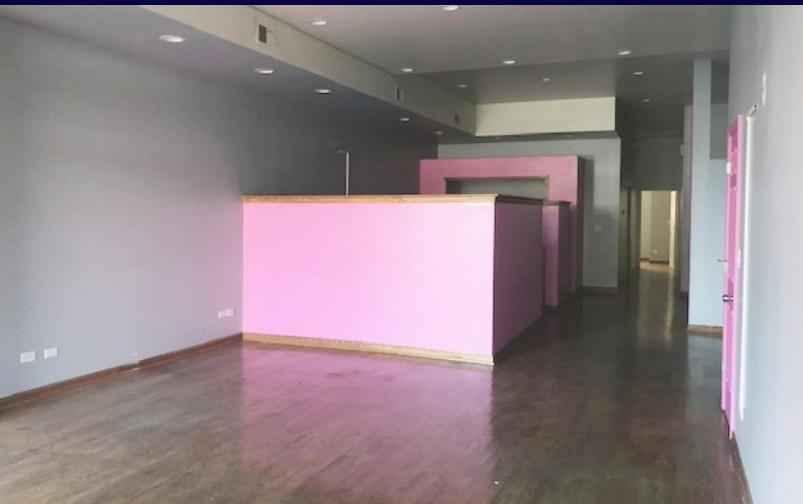




FOR SALE / LEASE

Tri-Taylor Commercial Condo on Western

815 S Western Avenue, Chicago, IL 60612



Property Details:

Listing Type: For Sale / Lease
Property Type: Retail / Office
Lease Type: Modified Gross
Size: 1,450 Sq Ft
Ceiling Heights: 11'1"
Zoning: C2-3
Alderman: Ervin

Property Highlights:

- 1,450 Sq Ft retail / office space available on the ground floor of 3-story multi-family building
- Features large storefront windows, 1 large private office, kitchenette area, ADA bathroom, reception area, partitioned office, and storage closet
- High-visibility location with over 24,200 vehicles per day and a Walk Score of 88
- Favorable C zoning allows a variety of uses including esthetics / hair / massage / nail studio, pet grooming / boarding or tattoo shop
- Easily accessible to public transportation, located on CTA #49 Western bus route, 0.1 miles from CTA #157 Taylor bus route, and 0.3 miles from Blue line Western station & Divvy bike Western & Congress station



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