

3425 N Pulaski

Avondale
Chicago, IL 60641

FOR LEASE 10,000 SF

Auto Repair Shop For Lease With Equipment



Highlights:

- Bowtruss warehouse approx 9,000 Sq Ft currently being used as an auto body shop.
- Front and rear overhead doors: front door is 9' wide x 11' high
- Separate paint room / spray booth, 3 air purifiers, frame machine, 2 car lifts, trench drains
- 3 exhaust fans, jacks, chains, and compressor
- Office space with restroom and waiting room area for customers ~1,000 Sq Ft
- Desks, cabinets and shelving in storage room are all included
- Storage Room approx. 300 Sq Ft
- Basement, for mechanicals of the building, approx. 1,000 Sq Ft
- Property INCLUDES the BUSINESS and ALL EQUIPMENT
- All brick building
- Property includes a 1,400 Sq ft 2nd floor apartment that is currently leased for \$1,000 / month for 5 years, but tenant could be vacated upon a sale
- Auto body shop has approx 17' ceilings
- Great location on high traffic Pulaski, 0.5 mile to Blue line, near highway
- Excellent signage and visibility on Pulaski between Milwaukee Ave and Addison in Avondale at border of Old Irving Park.

Price: \$7,500 / Month
Property Type: Warehouse /
Repair Shop
Lease Type: Modified Gross
Zoning: C1-1
Alderman: Reboyras



www.millerchicagorealestate.com

Andrea Miller
312 513 8333
andrea@millerchicagorealestate.com