



### **LISTING INFO**

Agent	Adam Salamon <a href="mailto:adam@kudangroup.com">adam@kudangroup.com</a>
Transaction Type	Real Estate Only
Type of Property	Retail
Sale or Lease	Lease
<b>Property Data</b>	
Address	2935 N. Milwaukee Ave.
City, Zip Code	Chicago, 60618
Area	Avondale
County	Cook
Rental Rate	\$2,500 per Month (\$10 PSF)
Lease Type	Gross
Lease Term	Negotiable
Yearly Adjustment	3% Annually
Security Deposit	TBD
Taxes	\$1.12 PSF \$6,714.69 (2015) Tenant responsible for 50% of Taxes
CAM & Insurance	None
Building Type and Year Built	Brick
Stories	Three
Size	Approx. 3,000 SF
Zoning	B2-2
A/C & Heat	Central Air
Electric (amps)	200 Amp
Type of Roof & Age	Flat
Type of Basement	Partial Basement Included
Ceiling Heights	10'
Ward	35 <sup>th</sup> Ward
Alderman – Name and Phone Number	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Moe's Tavern, Fifth Third Bank, Kerely's Pizza, Famsa Furniture
Property Description	Great commercial space right in the heart of Avondale, one of Chicago's hottest neighborhoods. Space is ready for retail/office or warehouse use. Space also has the potential to be converted into a live/work space.
Location Description	Avondale Avondale is located on the Northwest Side of Chicago. Its main borders are the North Branch of the Chicago River, Diversey Ave., Addison St., Pulaski Rd. and the Union Pacific/Northwest rail line. Located directly north of the Logan Square neighborhood, it is also accessible through the Belmont and Logan Square stations of the CTA Blue

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	<p>Line. Avondale has a reputation for being a tightly-knit and tolerant community, with convenient access to transportation and a widely varied range of businesses and shops from large national chains to singular “mom-and-pop” establishments. Like neighboring Logan Square, Avondale is also experiencing a surge of artists and young professionals as they move their way northwest along Milwaukee Ave.</p>
<p>Cross Streets</p>	<p>Milwaukee Ave. &amp; Central Park Ave.</p>