

## FOR SALE

7701-13, 7717-23 & 7757 W LAWRENCE AVE  
NORRIDGE, IL 60706

CONTACT US TODAY:

**Eric Wagener**

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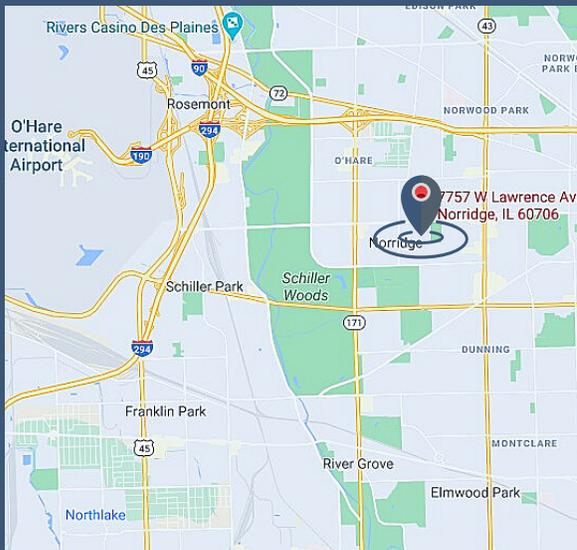
Owen Wagener & Co.

941 N. Plum Grove Rd., Suite B

Schaumburg, IL 60173

www.owenwagener.com

COMMERCIAL,  
MIXED-USE,  
REDEVELOPMENT



### SPECS:

- CITY BLOCK REDEVELOPMENT OPPORTUNITY
- THREE LOTS WITH AMPLE PARKING
- EIGHT UNIT RETAIL AND APARTMENT RENTALS
- SINGLE-TENANT INDUSTRIAL AND SHOWROOM
- MINUTES TO O'HARE AND I-90 EXPRESSWAY

**Total Building Size:** Multi-Tenant: 26,792 SF

Single-Tenant: 21,609 SF

**Description:**

Multi-Tenant: 2-Story Retail & Apartment Rental

Single-Tenant: 2-Story Office & Industrial

**Land Area:**

84,358 SF | 1.93 Acres

**Year Built**

1961

**Parking:**

115 Spaces

**Loading:**

Single-Tenant: Conveyor Belt System

**Zoning:**

B-2

**Taxes:**

Multi-Tenant: \$1.92/SF

Single-Tenant: \$4.03/SF

**Asking Price:**

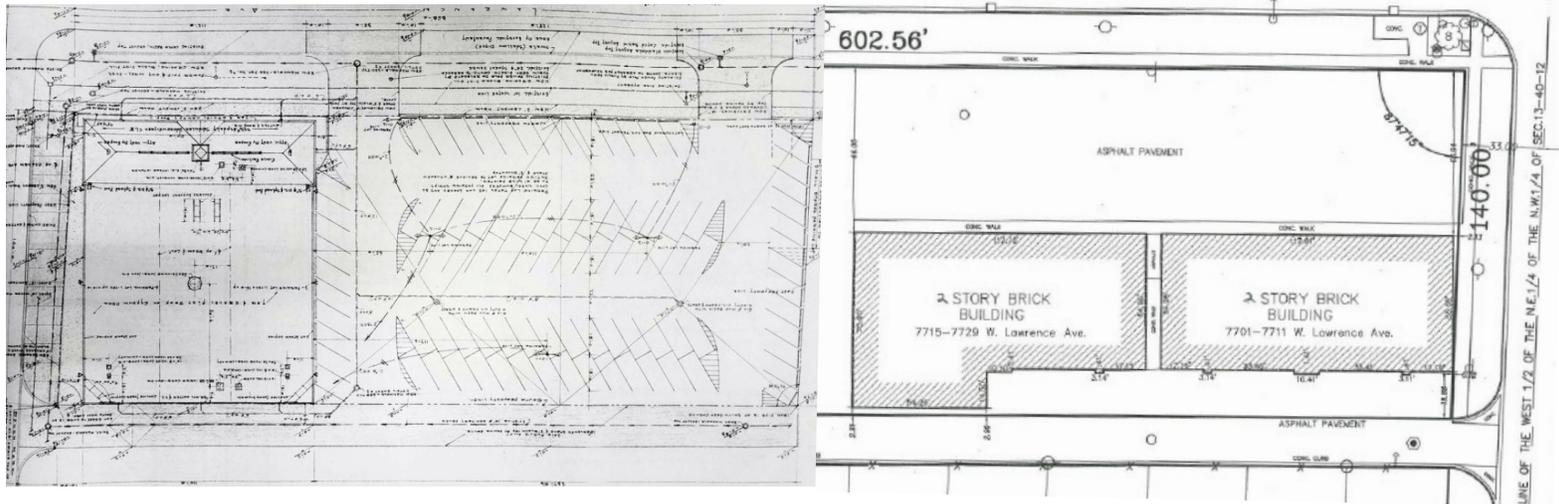
\$5,500,000

All information herein is from sources reliable but not guaranteed accurate. Subject to errors, omissions, and to changes of price and terms, prior sale or lease, all without notice.

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84,358 SF | 1.93 ACRES

SCAN BARCODE FOR VIRTUAL TOUR



YOUR CHICAGOLAND COMMERCIAL  
REAL ESTATE EXPERT, SINCE 1964.

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