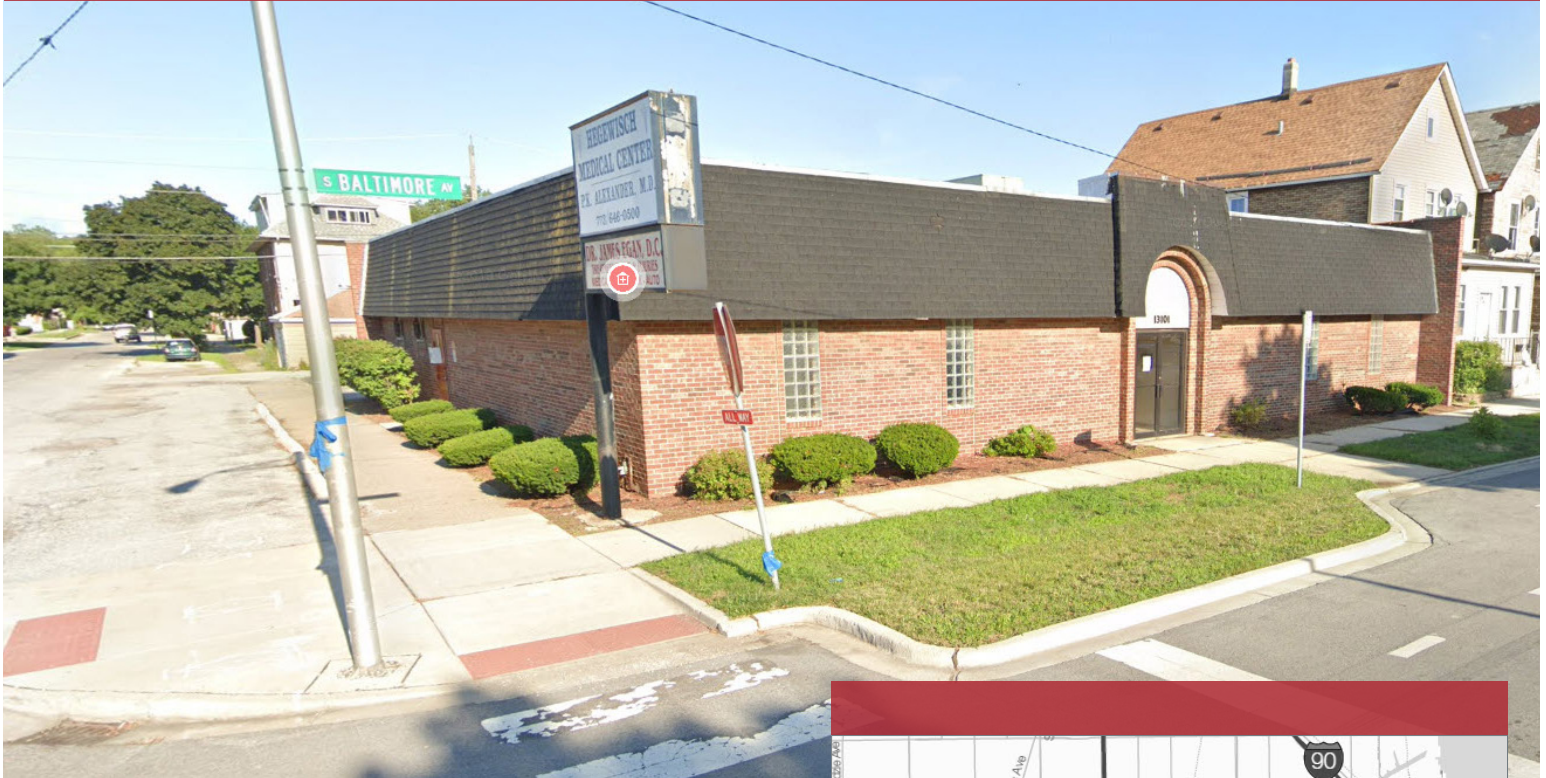


RARE STAND-ALONE MEDICAL BUILDING FOR SALE OR LEASE

# +/-5,000 SF Building for Lease/Sale

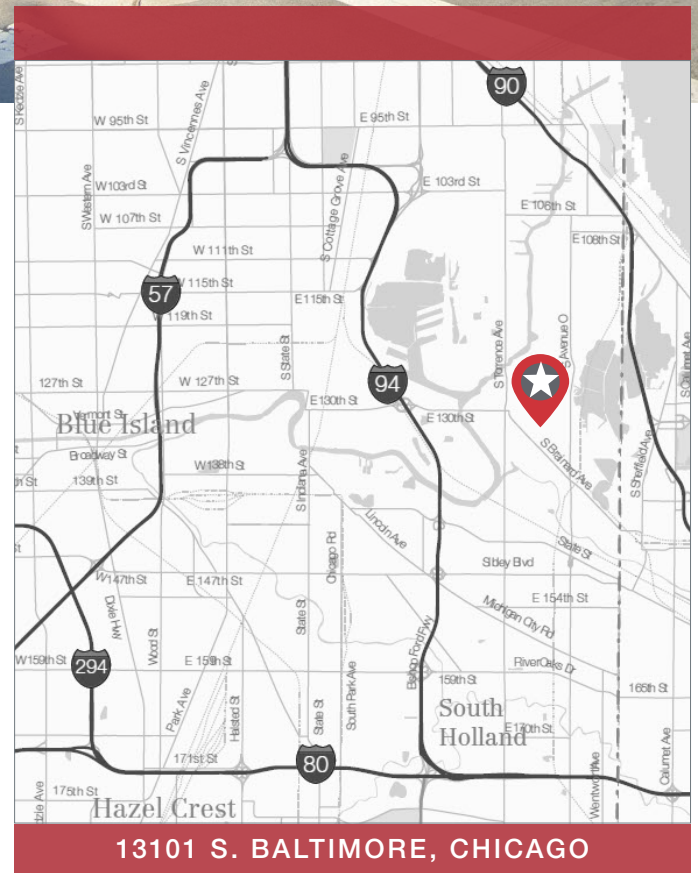
13101 S. BALTIMORE AVENUE, CHICAGO, ILLINOIS



## PROPERTY DETAILS

- Building: +/- 5,000 sq. ft.
- Land: 9,375 sq. ft. (.215 acre)
- Construction: Masonry
- Year Built: 1980
- Zoning: B1-5 (Neighborhood Shopping District)
- Parking: +/-15 parking stalls
- Property Taxes: \$19,740 (\$3.95/sq. ft. 2019)
- Lease Rate: \$10.00/sq. ft.
- Purchase Price: Subject to Offer

**Chris Gary, SIOR**  
Executive Vice President  
630 693 0694  
cgary@hiffman.com

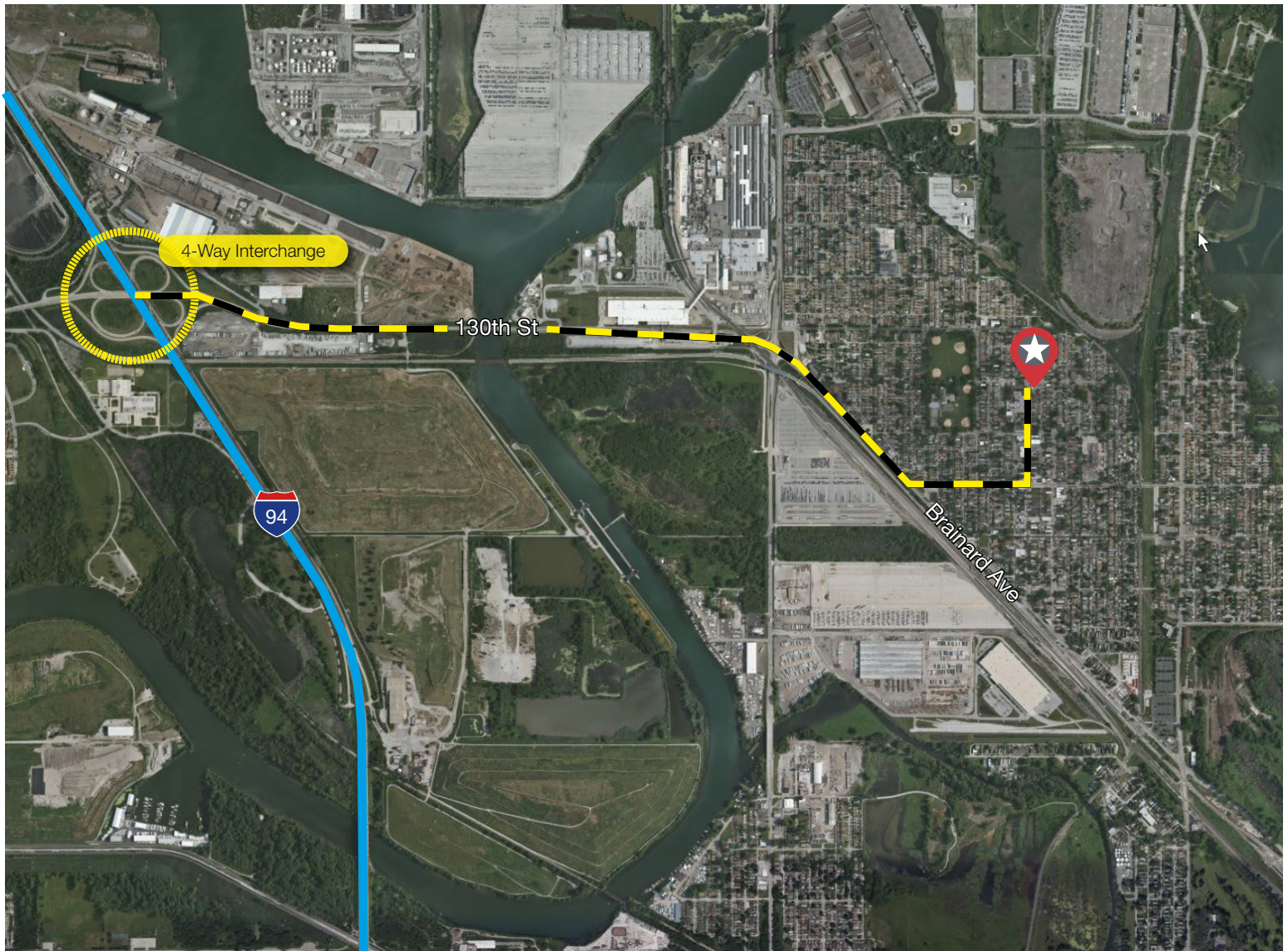


Officers of the firm have an ownership interest in this property



13101 S. BALTIMORE AVENUE, CHICAGO, ILLINOIS

# +/-5,000 SF Building for Lease/Sale



## LOCATION FEATURES

- 6 blocks to South Shore Metra Station (Hegewisch)
- 1 block to CTA (30)
- 4 blocks to PACE (358)
- Zoned for Neighborhood Shopping District
- 2,950 daily traffic count on Baltimore Avenue