

2701 Harlem Avenue  
Chicago, IL

Colliers



For Sale

Price:

\$2,850,000

**Vern Schultz**

Executive Vice President  
+1 312 613 1877  
vern.schultz@colliers.com

**Sean Austin**

Executive Vice President  
+1 847 230 1666  
sean.austin@colliers.com

**Colliers**

6250 N. River Road  
Suite 11-100  
Rosemont, IL  
colliers.com/chicago

Building Size:	+/-17,475 SF (1 <sup>st</sup> Floor +/-10,063 SF) (2 <sup>nd</sup> Floor +/-7,412 SF)
Office	+/-2,500 SF
Total Site Size:	.63 acres
Clear Height	16'-20'
Loading Docks:	4 docks
Drive In Door	1
Power:	800 Amps
Heat:	Gas
Amenities:	Food processing building - Cooler space available, plus floor drains. Former corned beef processing facility.
Zoning:	C1-1 (Retail, warehousing, auto shops, liquor store, apartments allowed)
Real Estate PINs:	13-30-300-051-0000; 13-30-300-018-0000; 13-30-300-017-0000; 13-30-300-016-000; 13-30-300-015-0000
Taxes:	\$92,333 (2024)

Accelerating success.

For Sale



Interior Photos

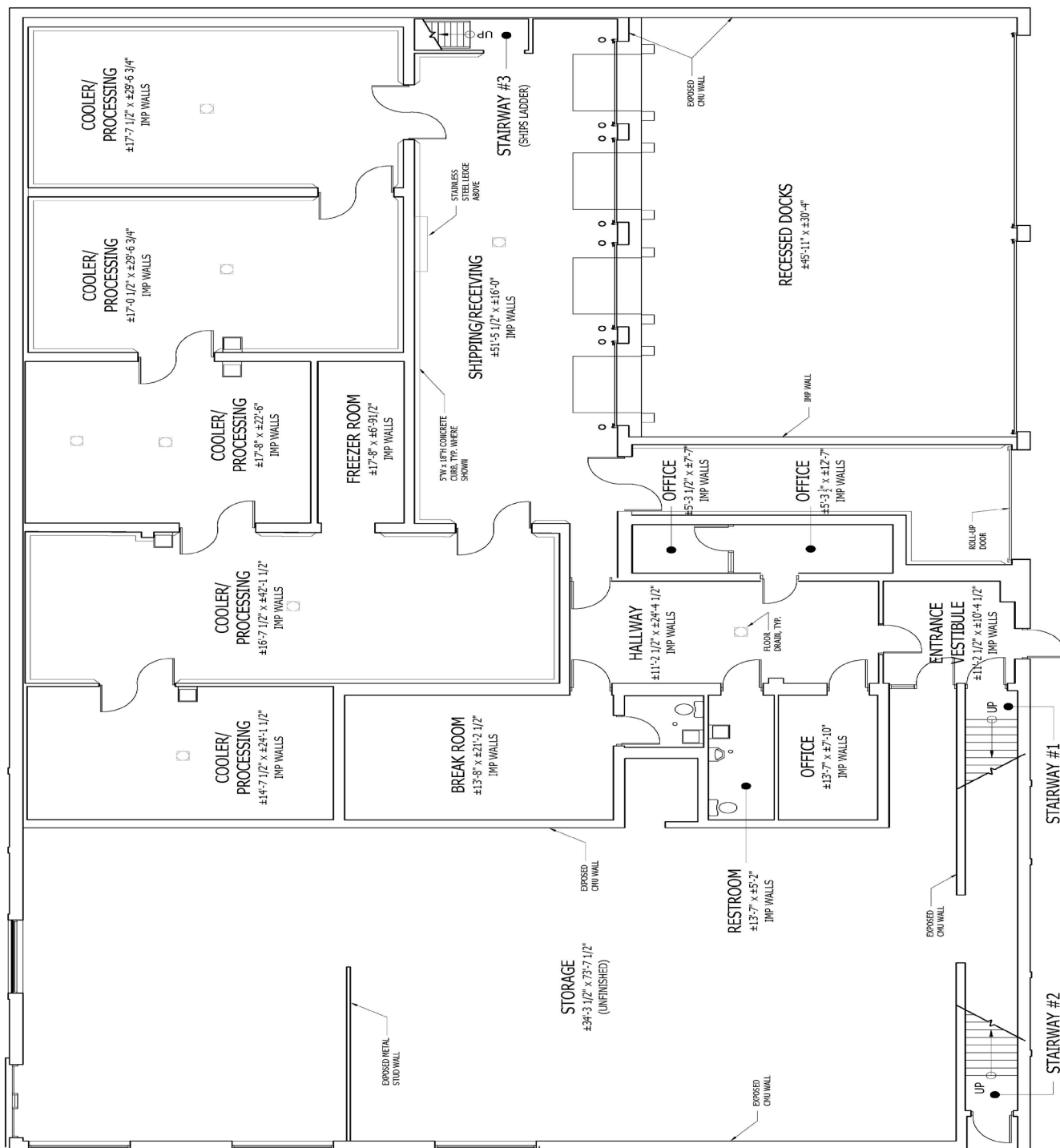


For Sale



# For Sale

## Floor Plan - 1<sup>st</sup> Floor



## Floor Plan - 2<sup>nd</sup> Floor

