

STRAUSS

REALTY, LTD.

3701-05 N. ELSTON AVE.

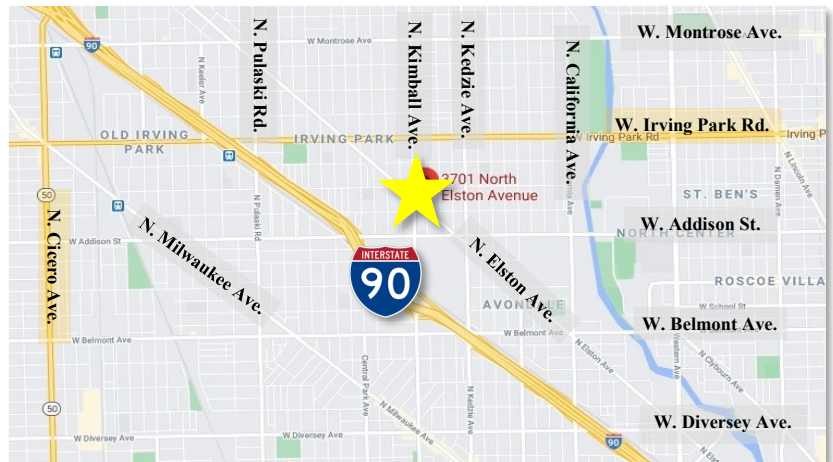
CHICAGO, ILLINOIS 60618

MIXED-USE BUILDING ON NORTHWEST SIDE FOR SALE IRVING PARK/AVONDALE NEIGHBORHOOD



Don't miss this opportunity to own a fantastic mixed-use building in Irving Park. This building features 4 commercial office spaces and 2 residential units (1bd unit and 2bd unit). Rent roll can be made available upon request.

Asking Price:	\$900,000
Building Size:	5,940 SF
Land Size:	4,217 SF
Est. Annual Income:	\$95,148
Est. Annual Expenses:	\$15,736
Annual NOI:	\$79,412
Zoning:	B3-1
Taxes ('20):	\$9,872



CRAIG WOLF

847-989-9653

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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

Commercial Units



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Residential Units



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