

## IRVING PARK TWO-STORY MIXED-USE BUILDING PLUS VACANT LOT FOR SALE



<b>Sale Price:</b>	\$629,000
<b>Building Size:</b>	4,000 SF Approx.
<b>Land Size (Total):</b>	6,250 SF Approx.
<b>Taxes (2020):</b>	\$9,313 Total
<b>Zoning:</b>	C2-2
<b>Ward:</b>	45th Ward
<b>Alderman:</b>	James Gardiner
<b>Parking:</b>	Ample
<b>PIN's:</b>	13143320120000 13143320130000
<b># of Units:</b>	1 Commercial 1 Residential

- ◆ Family-owned for decades
- ◆ Street level commercial space was formerly the family's HVAC business, warehouse and shop
- ◆ Upstairs is a 2-bed, 1-bath apartment (Rented for \$1,100 MTM) with its own private entrance
- ◆ Included in the sale is vacant lot at 4015 N. Elston (125'x25')



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## MAP



- ◆ Irving Park Blue Line Station is 0.6 miles (4 minute drive, 13 minute walk)
- ◆ Addison Blue Line station is 0.6 miles (4 minute drive, 14 minute walk)
- ◆ Irving Park Commuter Rail is 0.8 miles (2 minute drive, 15 minute walk)
- ◆ Easy access to Irving Park area dining, shopping and amenities



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