



**OLD IRVING PARK**  
**SINGLE-STORY COMMERCIAL BUILDING**  
1,292 SF BUILDING ON 2,218 SF LOT

Single-story commercial building for sale or lease in well-populated area. Excellent signage and visibility on high traffic Irving Park Road. Former dental office with large reception, offices, and large kitchen. Located next to attractive new library and apartments. Short distance to public transportation and Kennedy Expressway. Street parking is available.

- Space Available:** 1,292 SF Building on 2,218 SF Lot
- Asking Rent:** \$16 PSF, NNN
- NNN Expense:** \$8 PSF
- Asking Price:** \$249,000
- Taxes (2022):** \$9,458.07 (PIN#13-14-331-026-0000)
- Zoning:** C2-2
- Electrical Service:** 200 Amps Power
- Location:**
- High traffic location—29,700 vehicles per day along Irving Park Road.
  - Half a mile from Irving Park Blue Line L-stop and Metra Stop.
  - Population of 453,077 within 3 mile radius with average household income of \$109,031 (Source: Costar Research)
  - Close Proximity to I-90.



**CRAIG WOLF**

847-989-9653

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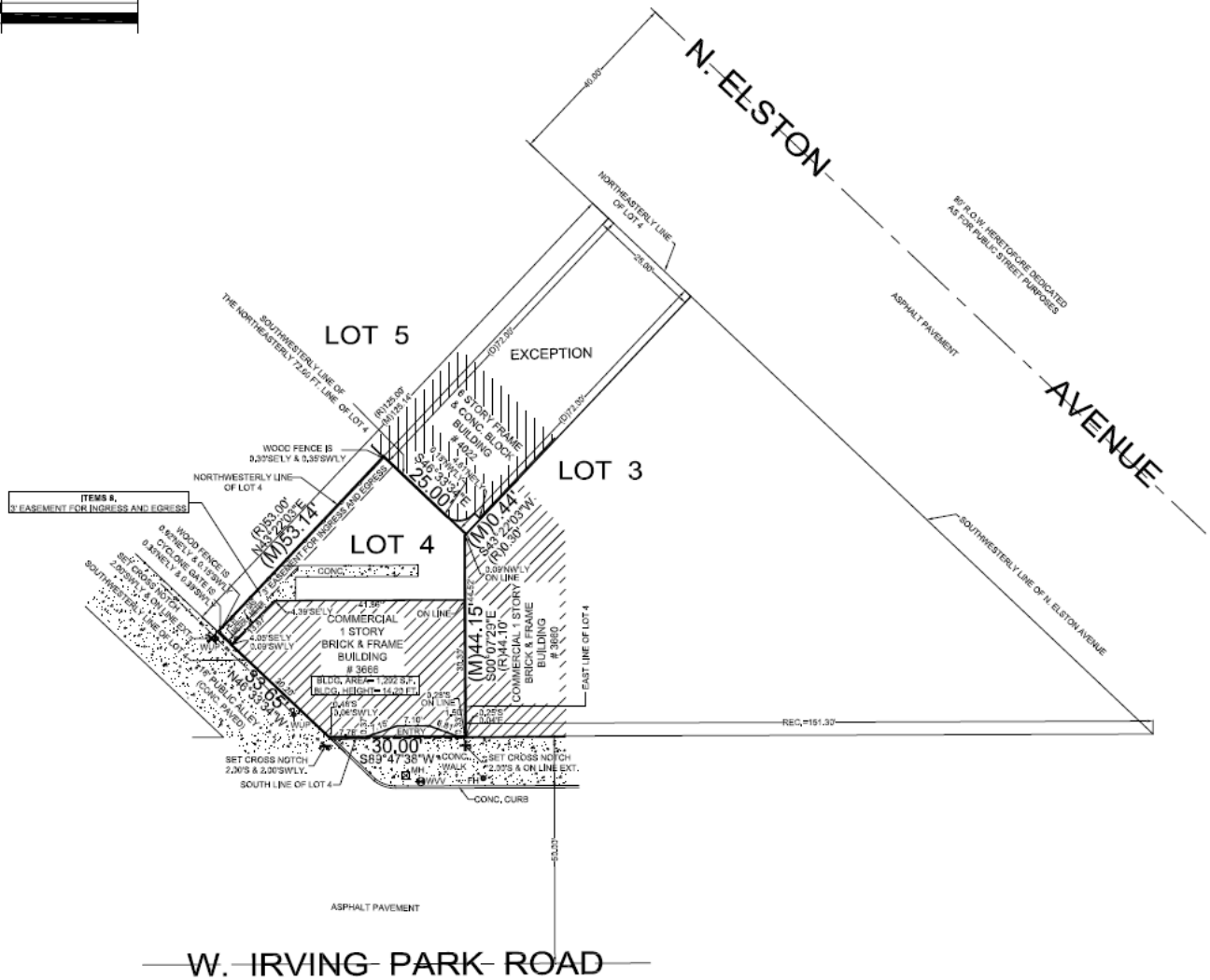
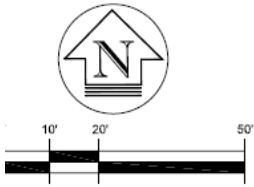
**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641

# STRAUSS

## REALTY, LTD.

3666 W. IRVING PARK RD.  
CHICAGO, ILLINOIS 60618

### Survey



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## Location



**High traffic location. Approx. 29,700 vehicles per day travel along Irving Park Rd.**



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