

JAMESON.

3307

W IRVING PARK RD | CHICAGO
FOR SALE

BARRY KADISH

COMMERCIAL REAL ESTATE SPECIALIST

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EXECUTIVE SUMMARY



BUILDING SIZE

3,125SF

PROPERTY TYPE

2 UNIT

YEAR BUILT

1917

ZONING

B2

FLOORS

2

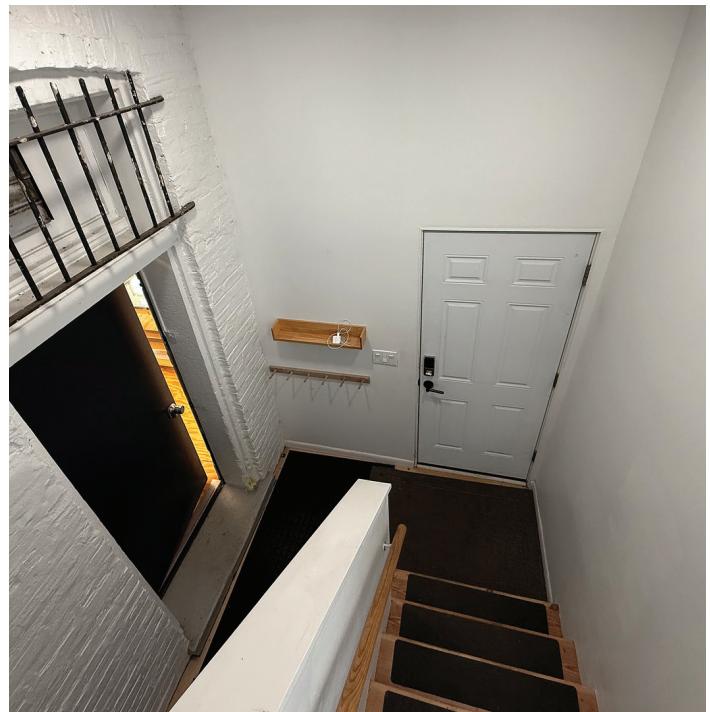
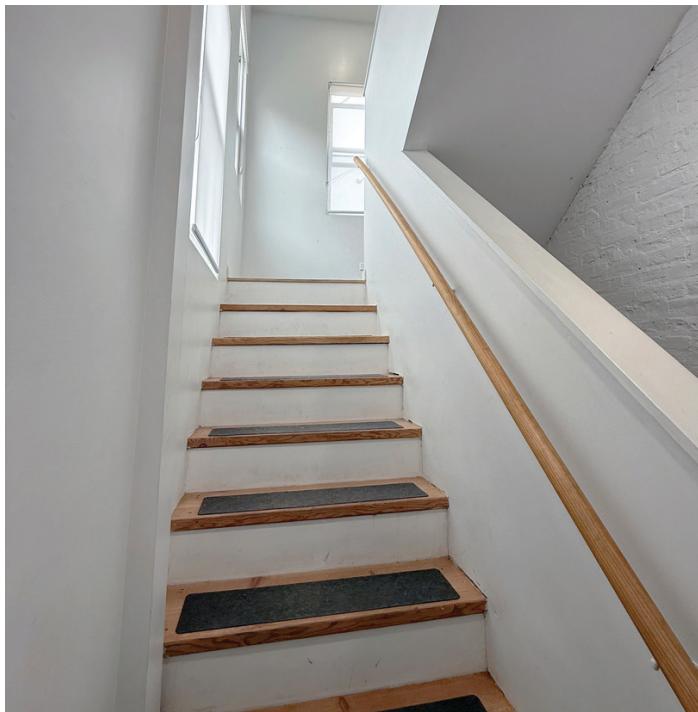
OFFERED AT

\$569,000

PROPERTY DESCRIPTION

TURNKEY MIXED-USE GEM IN HISTORIC IRVING PARK BACK ON MARKET - NO FAULT OF SELLERS! DISCOVER THIS MIXED-USE BRICK BUILDING, FULLY UPGRADED WITH NEW ELECTRICAL, PLUMBING, 2 HVAC SYSTEMS, WINDOWS, AND RECENTLY UPDATED BATHROOM AND KITCHEN APPLIANCES IN 2021-TRULY MOVE-IN READY. THE INVITING FIRST FLOOR FEATURES A GALLERY-STYLE FRONT, SOUND-PROOFED OFFICES, CORK FLOORING, 1 BATHROOM AND 1 SHOWER ROOM, AND A BACK ARTIST'S STUDIO WITH PROFESSIONAL LIGHTING. UPSTAIRS, ENJOY A VAULTED LOFT-STYLE 3 BED/1 BATH RESIDENCE WITH KITCHEN, IN-UNIT WASHER/DRYER, PANTRY, AND BASEMENT STORAGE. A 25' 125' LOT (3,125 SQ FT) INCLUDES A BACKYARD AND DETACHED 2-CAR GARAGE-PERFECT FOR OUTDOOR SEATING, A CREATIVE COURTYARD, OR FUTURE EXPANSION. IDEAL COMMERCIAL SPACE ZONED FOR SALON, GALLERY, MEDICAL PRACTICE, CREATIVE WORKSPACE, OR LIVE/WORK SETUP. JUST STEPS FROM HORNER PARK, 312 RIVER RUN, MCFENTRIDGE SPORTS CENTER (INDOOR TENNIS AND ICE SKATING), METRA AND CTA BLUE LINE, THIS PROPERTY BLENDS VINTAGE CHARM WITH MODERN FUNCTIONALITY. TURN YOUR VISION INTO PROFIT-SCHEDULE YOUR TOUR TODAY!

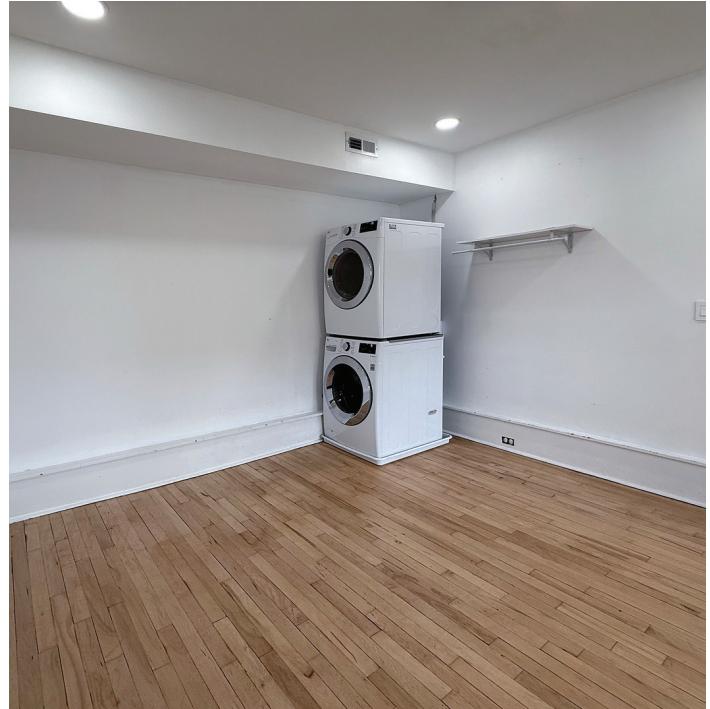
INTERIOR PHOTOS
3307 W. IRVING PARK RD
CHICAGO IL



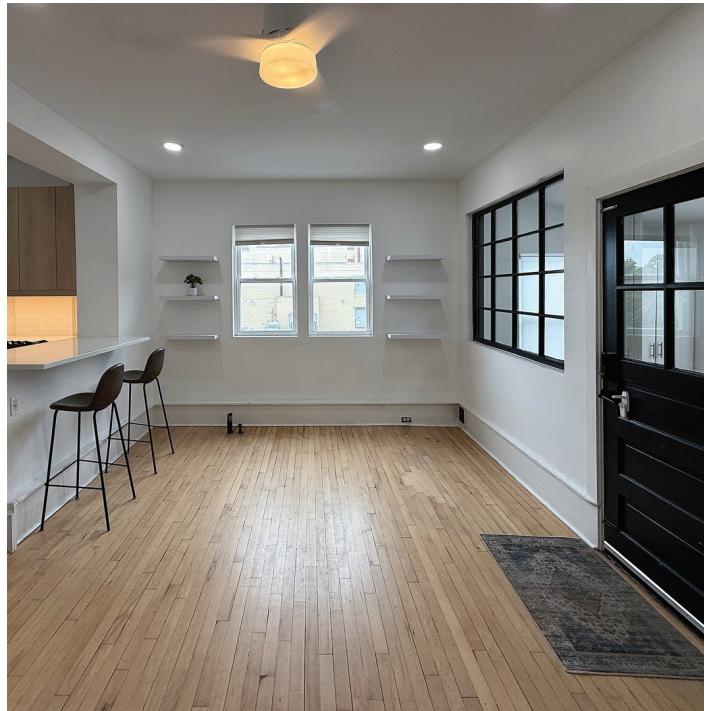
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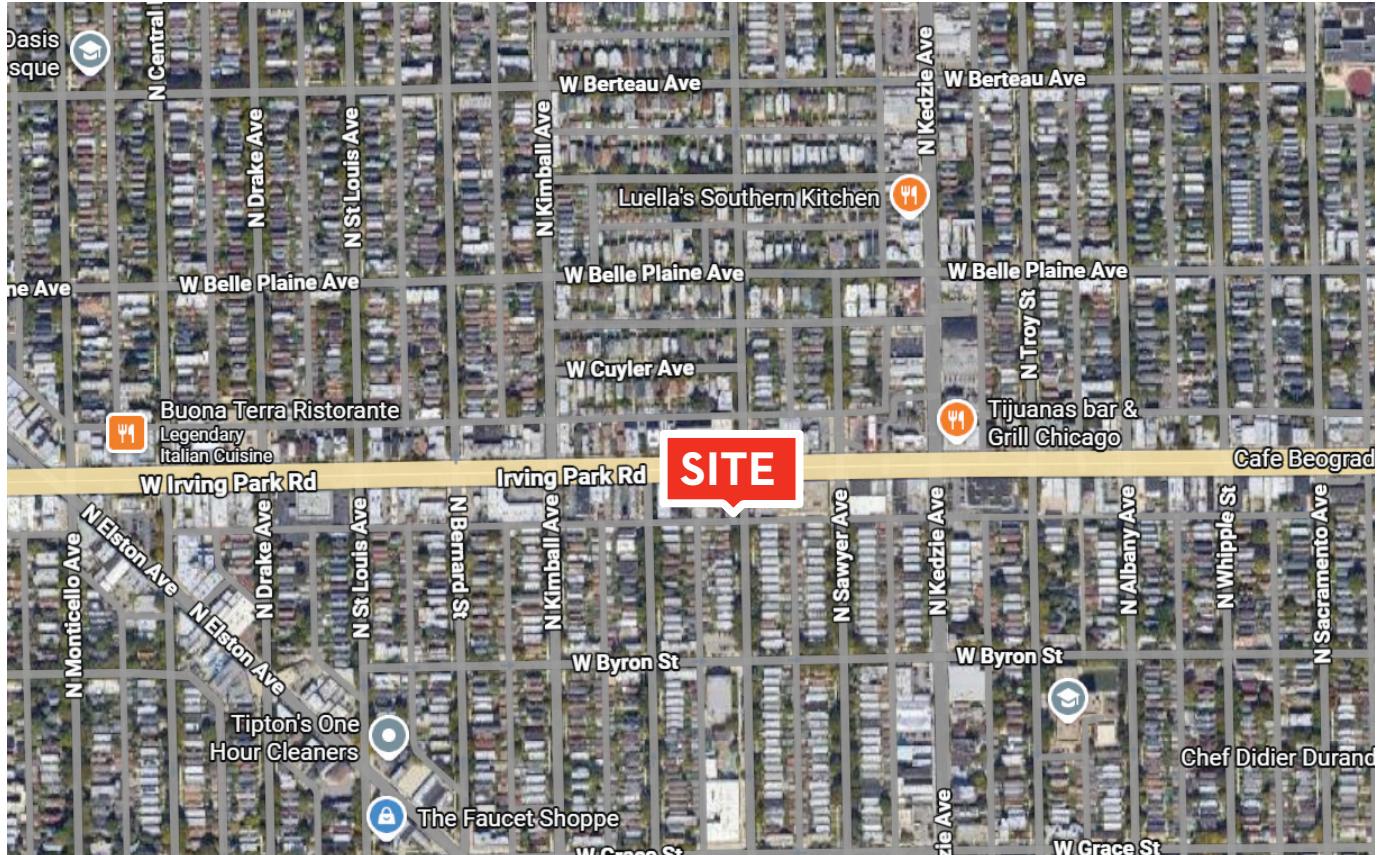
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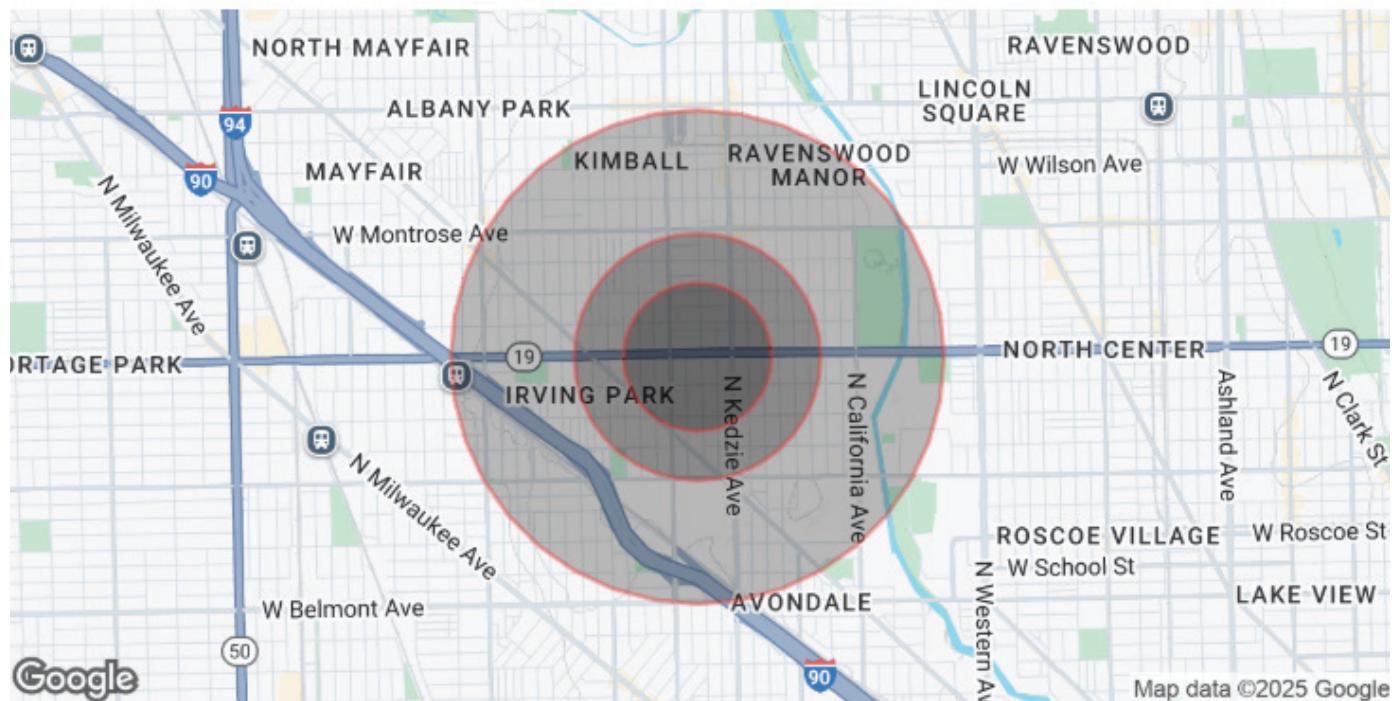
AERIAL

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DEMOGRAPHIC MAP & DATA

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,851	17,245	57,076
Average Age	38	39	38
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39

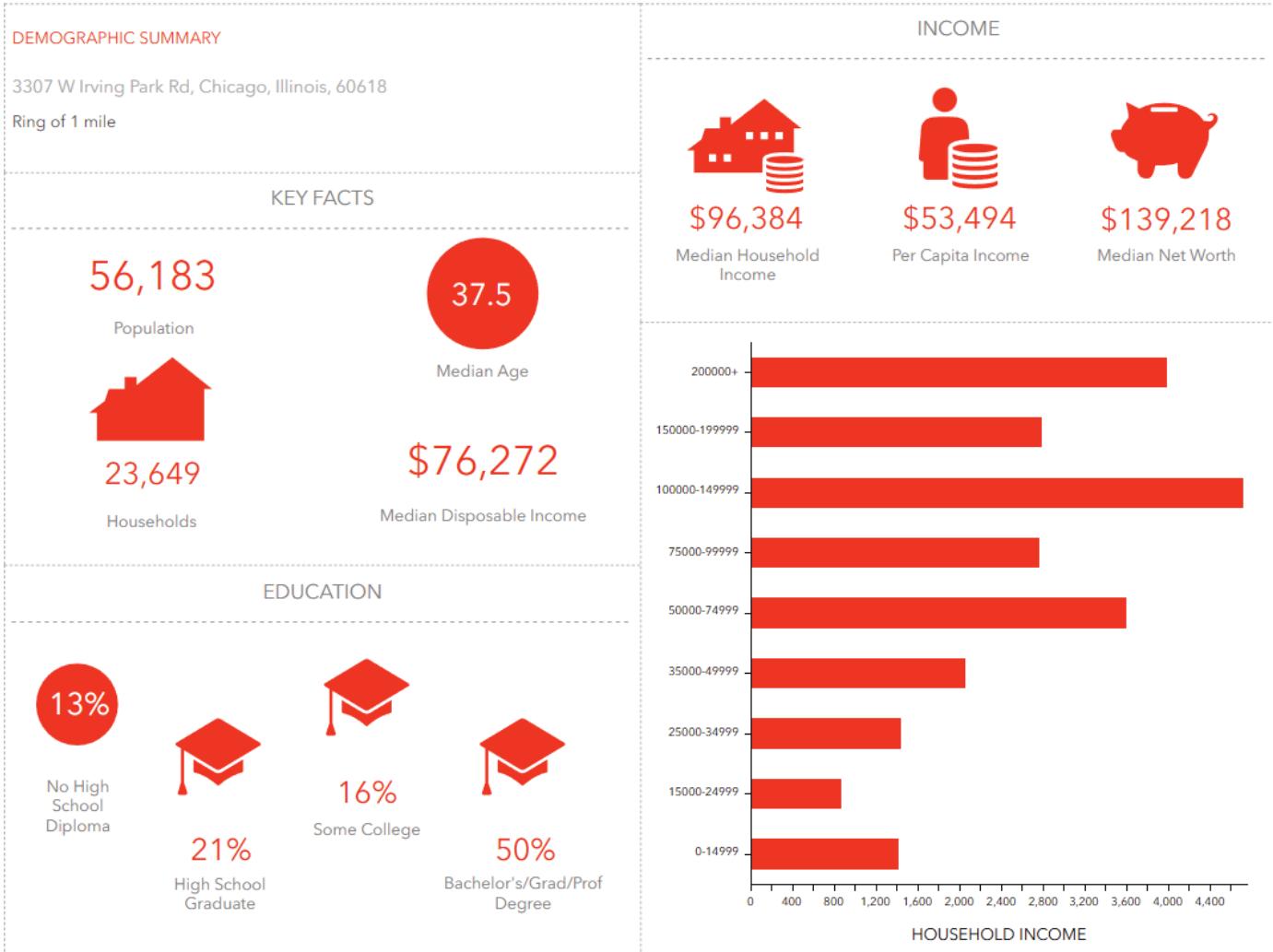
HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,729	6,912	23,055
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$120,501	\$116,623	\$115,304
Average House Value	\$494,152	\$502,759	\$512,281

Demographics data derived from AlphaMap

DEMOGRAPHICS

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