

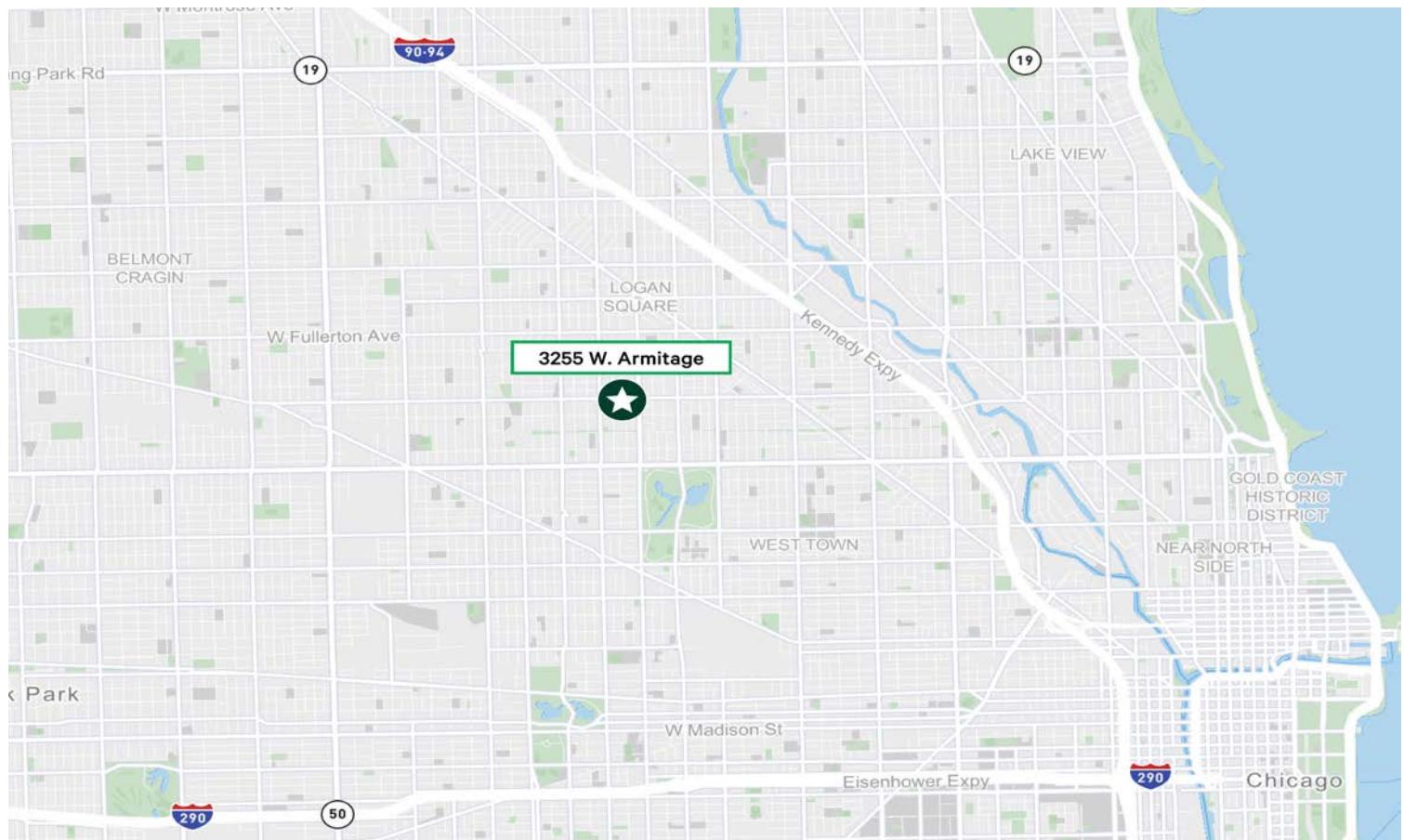
# 3255 W. Armitage Chicago, IL

+/- 22,500 SF Site Available



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## Contact Us

**Mike Nardini**  
First Vice President  
+1 312 935 1030  
[mike.nardini@cbre.com](mailto:mike.nardini@cbre.com)

**Nicole Mentone**  
Transaction Manager  
+1 312 297 7658  
[nicole.mentone@cbre.com](mailto:nicole.mentone@cbre.com)

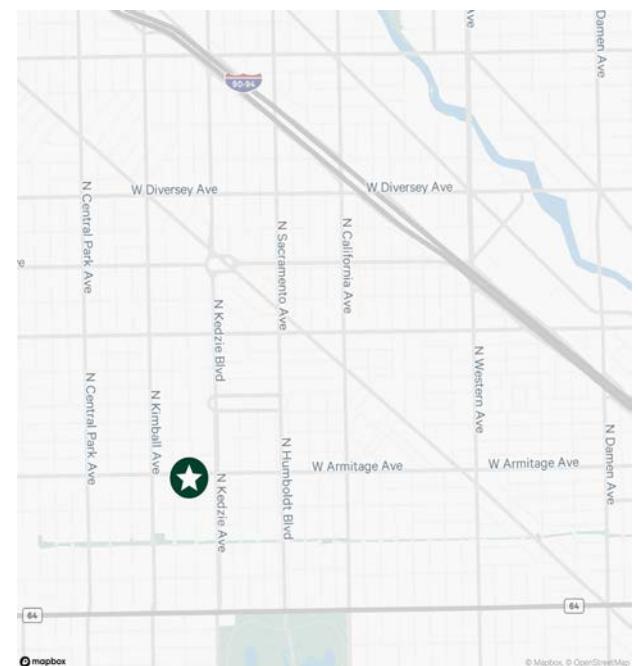
# The Offering

3255 W. Armitage, Chicago

CBRE, Inc. is pleased to present 3255 W. Armitage, Chicago, a rare corner site in the Logan Square neighborhood of Chicago at Armitage and Sawyer. This site is easily accessible via the Blue Line with the California stop less than 1 mile away and the Western stop 1.2 miles away.

## Property Specifications

- + +/- 22,468 SF Site
- + 3 PINS Included: 13-35-404-010; 13-35-404-040; 13-35-404-041
- + Zoning: B3-1
- + +/- 15,000 SF Building (school/classroom facility)
- + The adjacent lot to the west is also available for sale (3265 W. Armitage; 0.26 AC site with a 4,600 SF building on it - PINS: 13-35-404-007, -008, -009)
- + Sale Price: Subject to Offer



# Property Location

The Logan Square neighborhood along Armitage Avenue is a thriving commercial and residential corridor in an urban Chicago community.

Residents are attracted to this community for its beautiful boulevards and the Bloomingdale High Line Trail. The diverse population of Logan Square includes an established Latino Community (48.8%), young professionals, and several ethnicities from Eastern Europe.

The median home sale values in the community are up 11% since 2024 at \$650,000.



WITHIN A 2 MI RADIUS

**223k**

Current Population

**51.3%**

Bachelor's Degree or Higher

**\$92k**

Median Household Income

**6,057**

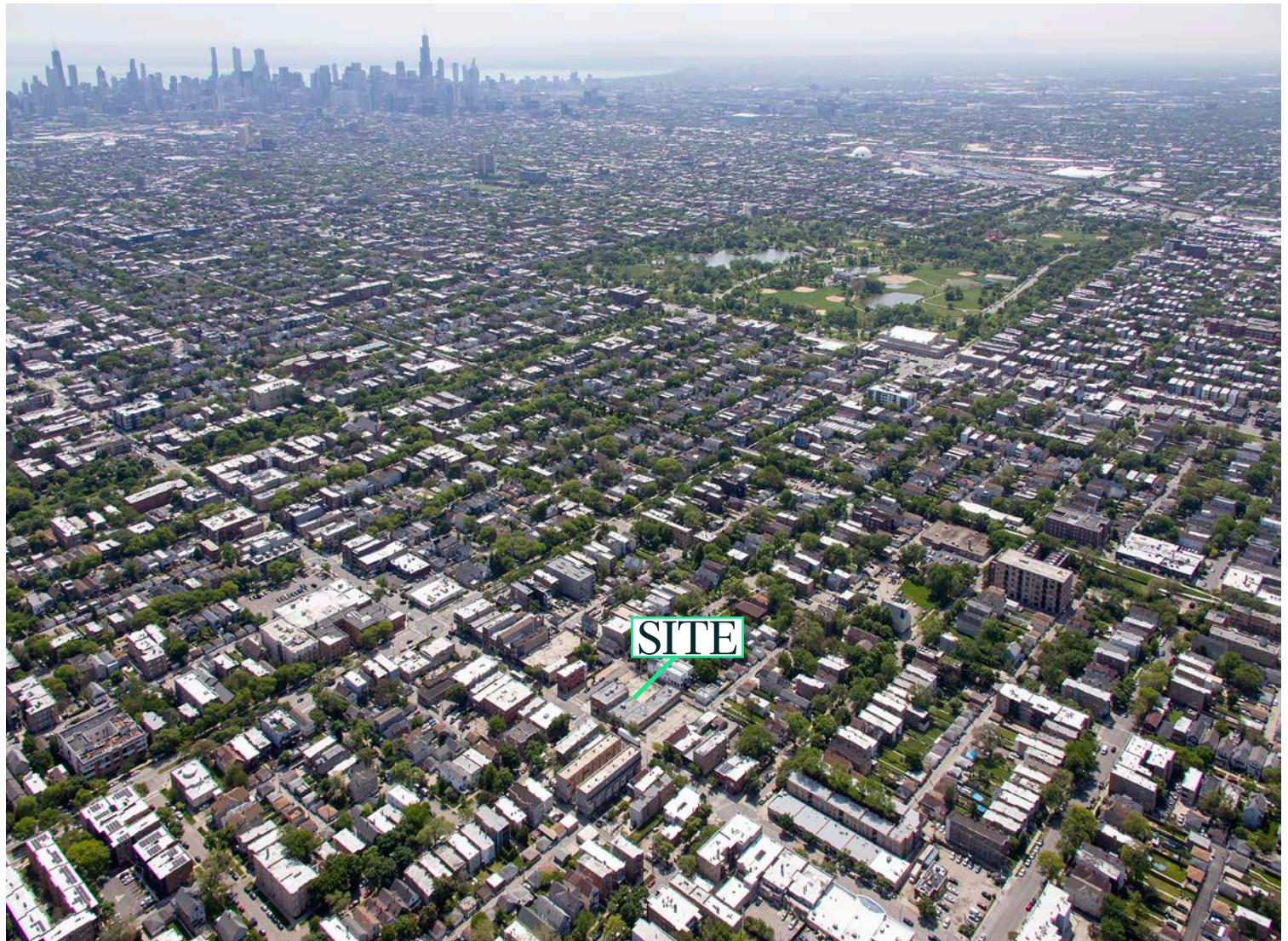
Businesses

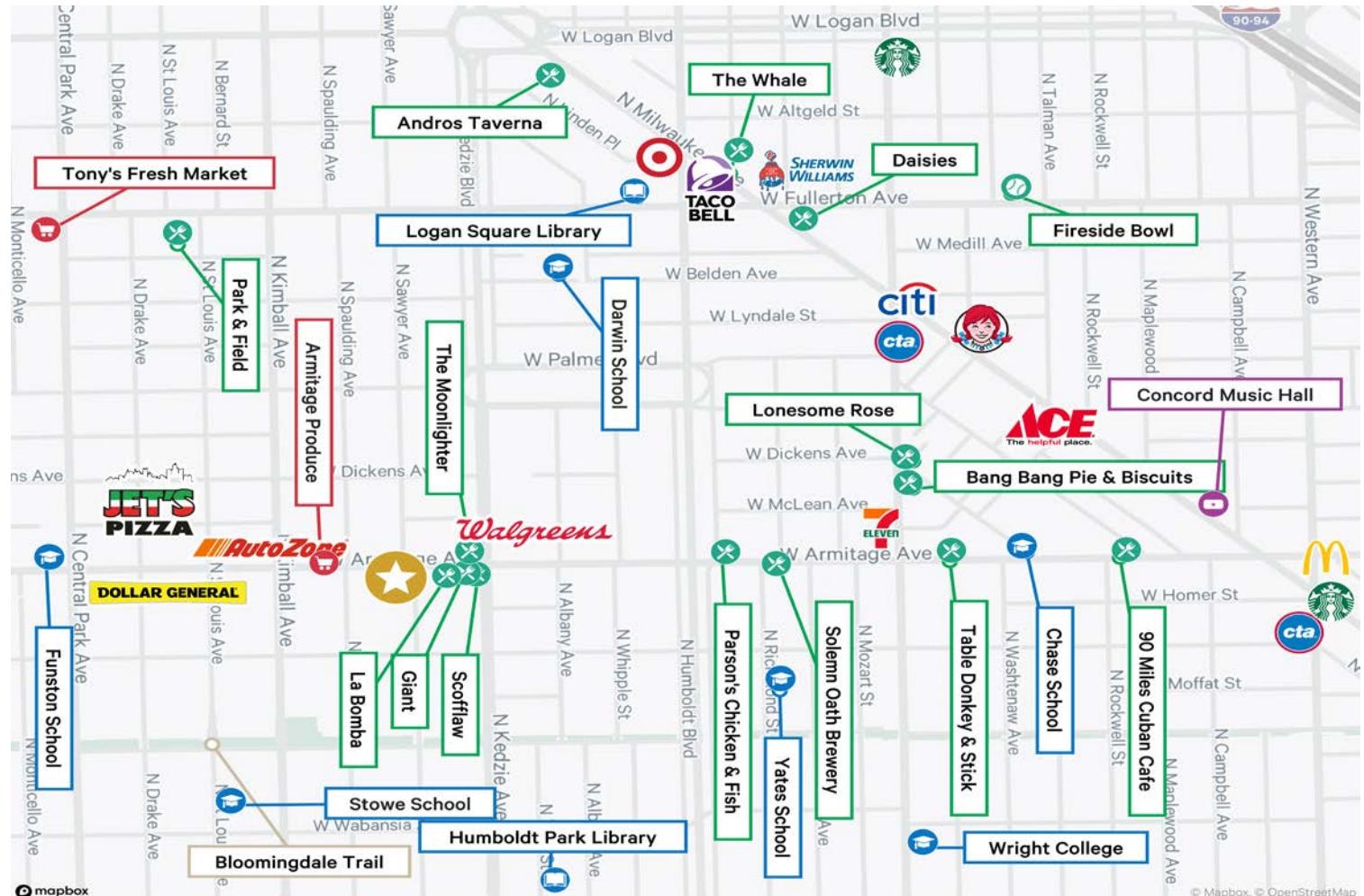
**66.5k**

Employees

**34.8%**

Owner-Occupied Units





# Zoning Description

**B3-1**

- + Community Shopping District
- + Permits dwelling above ground floor
- + MLA per unit 2,500 SF
- + Maximum FAR 1.2
- + Maximum building height 38 ft
- + On-site open space N/A



You are solely responsible for independently verifying the information in this confidential memorandum.  
**ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK**



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Senior Vice President

+1 312 935 1030

[mike.nardini@cbre.com](mailto:mike.nardini@cbre.com)

### Nicole Mentone

Transaction Manager

+1 312 297 7658

[nicole.mentone@cbre.com](mailto:nicole.mentone@cbre.com)

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