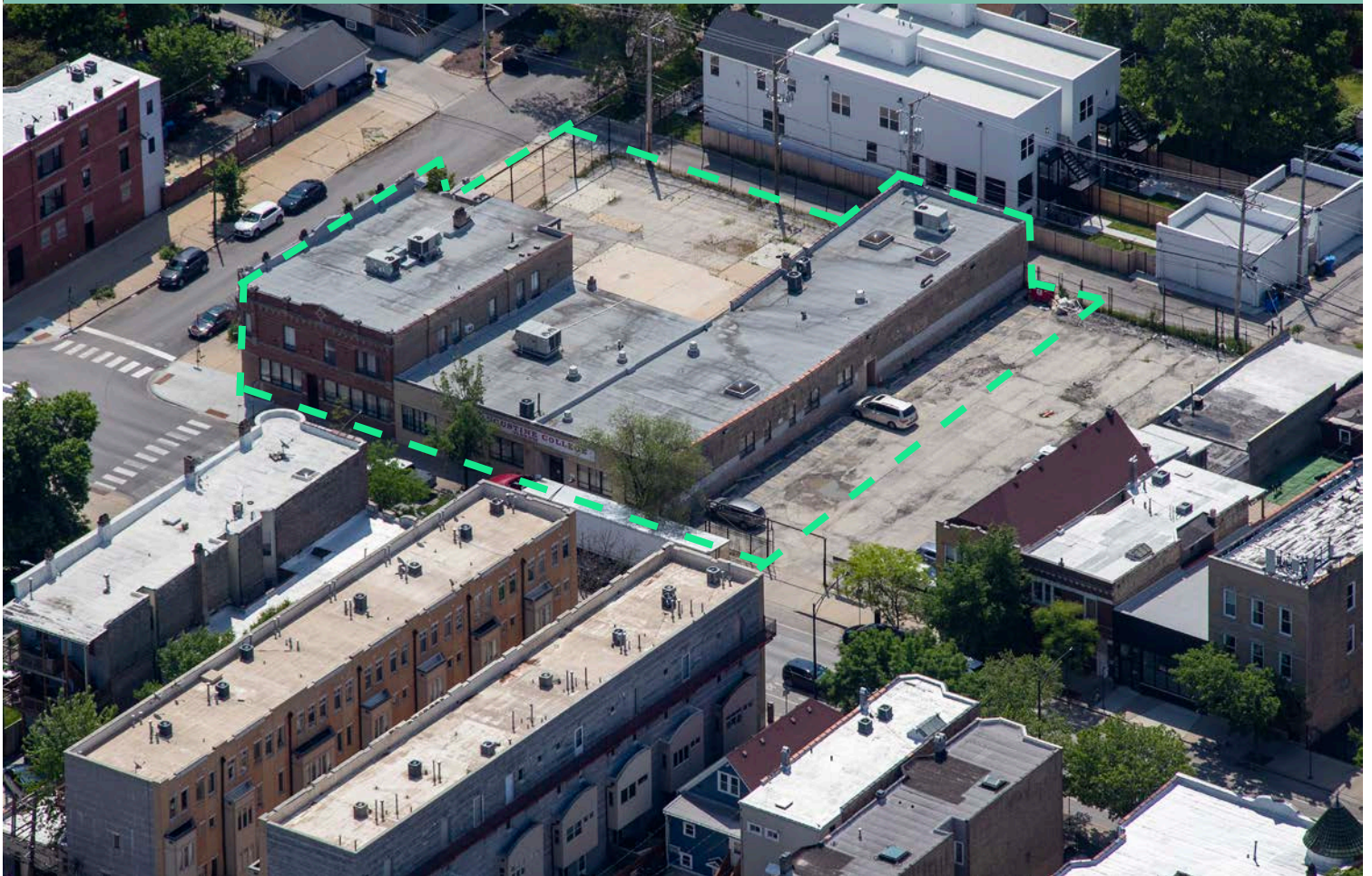


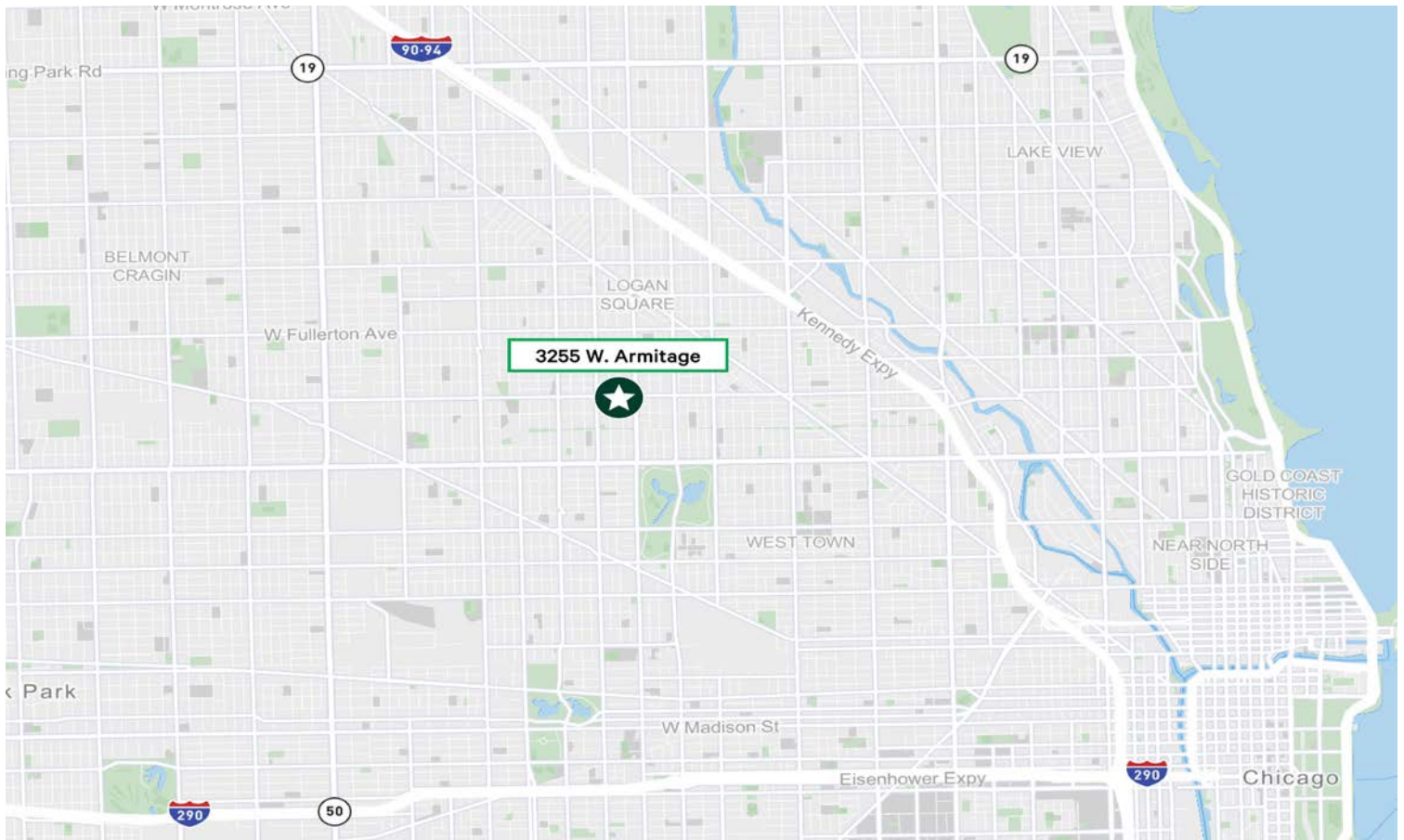
# 3255 W. Armitage Chicago, IL

+/- 22,500 SF Site Available



# Table of Contents

- 03** The Offering
- 04** Property Location
- 06** Zoning Description



## 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)

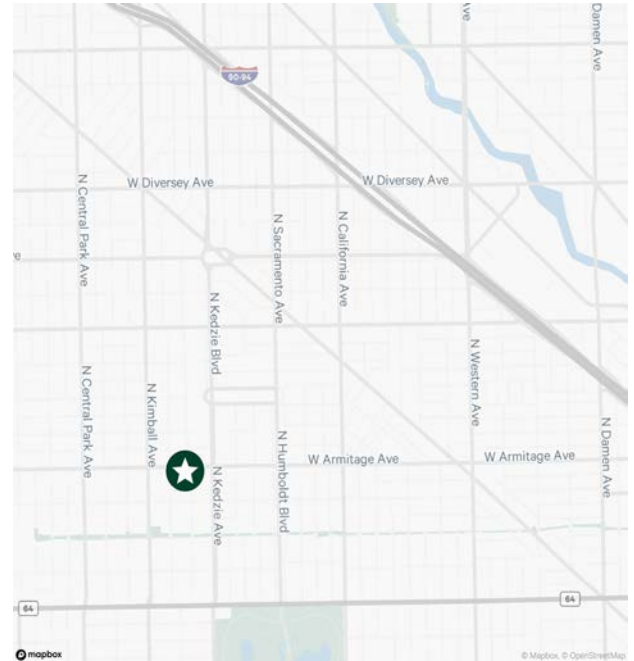
# The Offering

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 it's 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

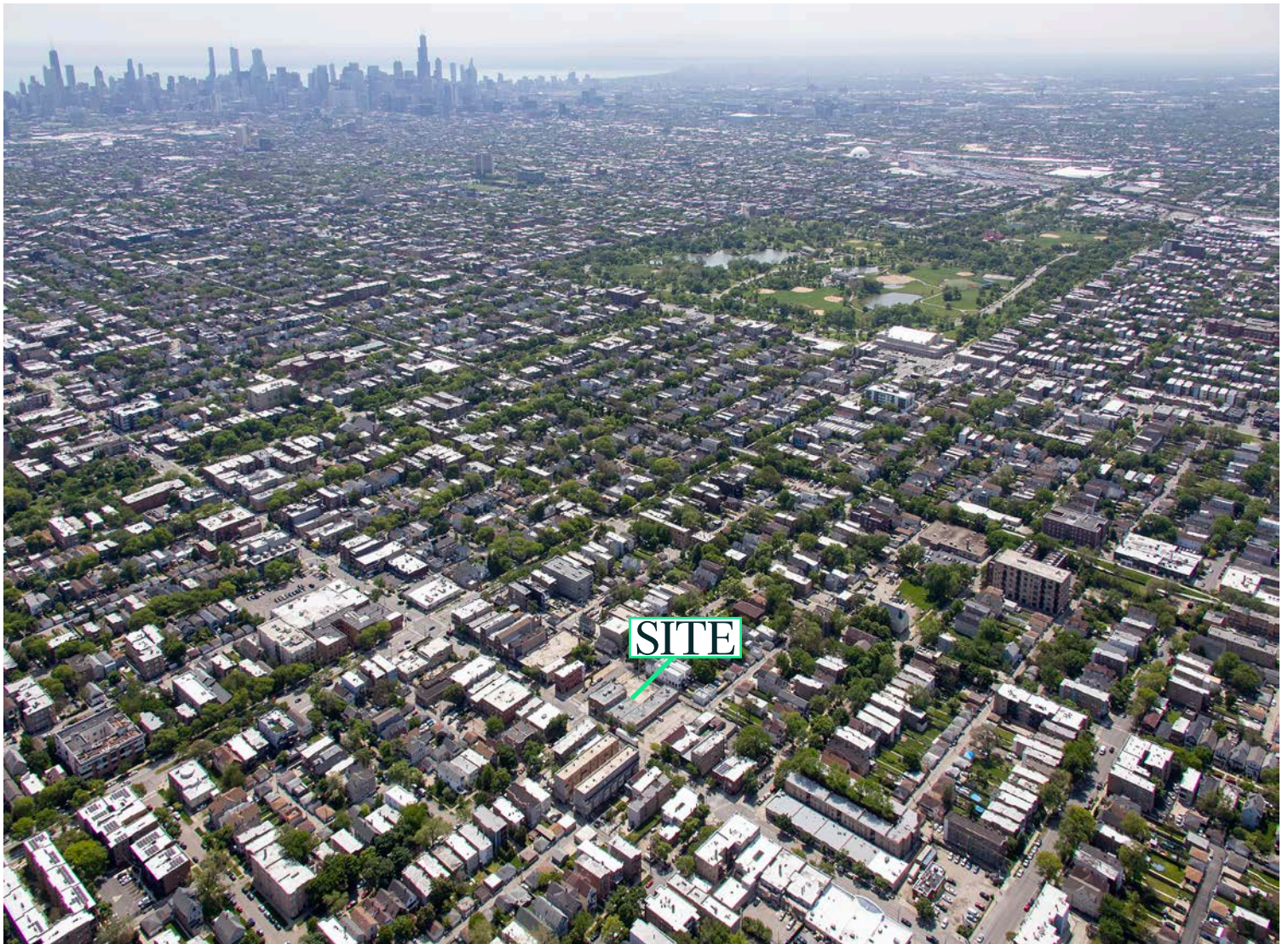
Businesses

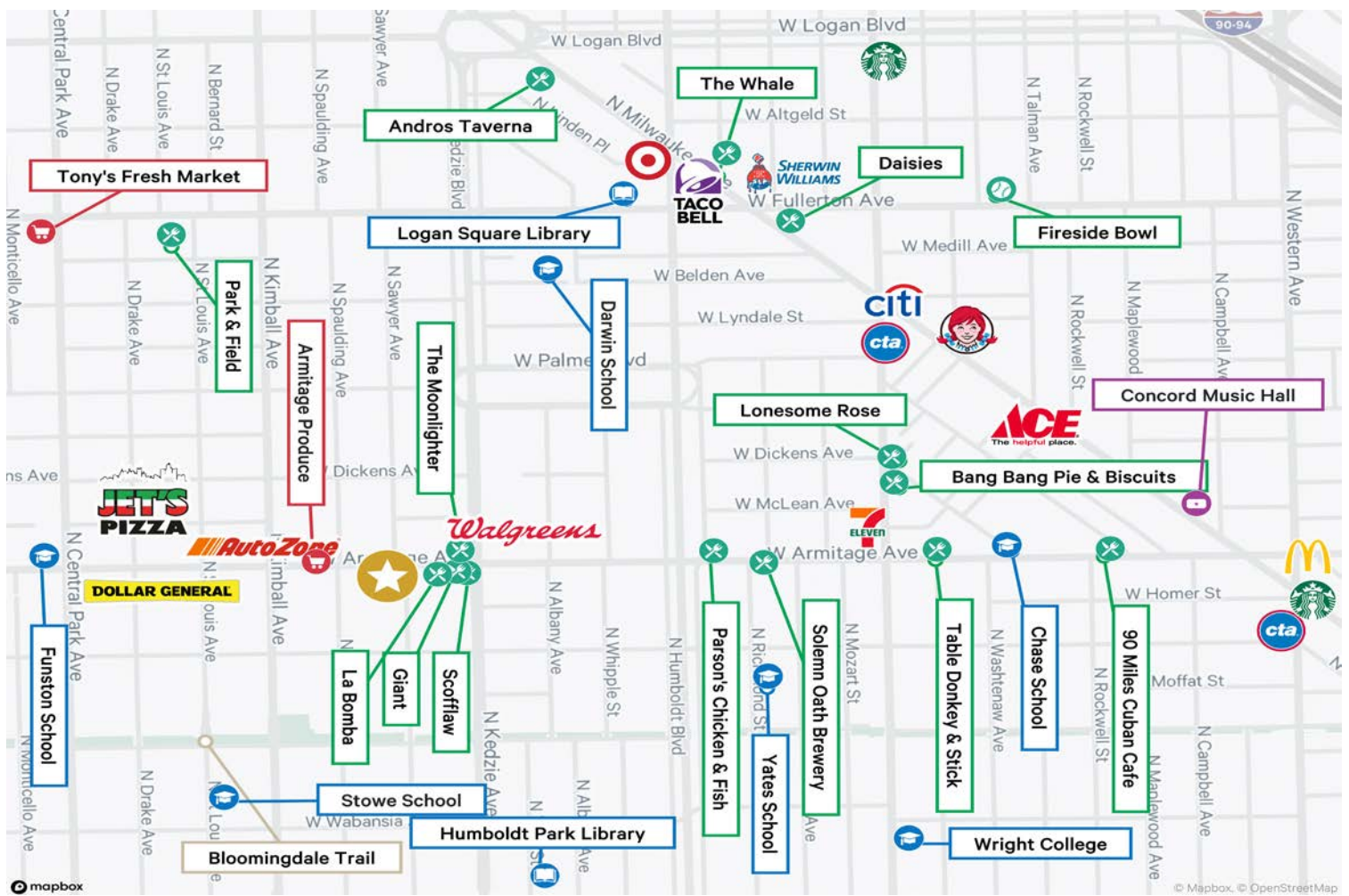
66.5k

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





## Contact Us

### Mike Nardini

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)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# CBRE