

FOR SALE



Small Retail/Office Condos, Irving Park & Southport
1449-1455, IRVING PARK, CHICAGO, IL 60613

\$190,000 & \$165,000

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1449 W Irving Park

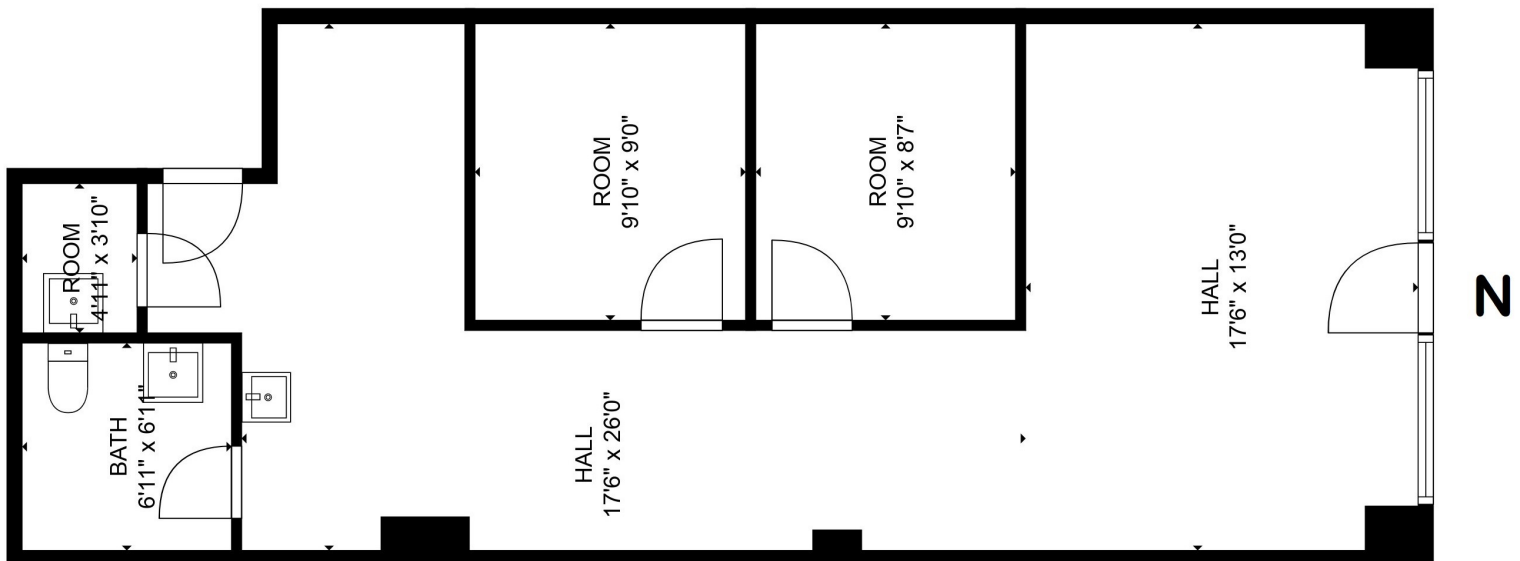
Why rent when you can buy?

Small Retail/Office Condo on Irving Park between Southport & Ashland. Busy street with ample traffic. Formerly a small medical office. Ideal for wide range of small retail, medical and office uses.

Approximately 850 square feet with reception area, two private offices, utility room with sink, drinking fountain, very high ceilings, 20 feet of frontage, & bathroom.

Location features ample traffic & strong demographics. 2024 1-mile population is 80,327, average household income is \$129,692 & annual consumer spending is over \$1.3billion. 45k vehicles per day, walk score of 88 & bike score of 89!

Address	1449 W Irving Park
City	Chicago
County	Cook
PIN	14-20-101-053-1016
Built	2005
Sqft	850
Lot size	N/A
Frontage	20ft. (Approx)
Zoning	B3-1
Property Type	Retail Condo
Property Tax (2023)	\$7,375.18
Ceiling Heights	High
Parking	TBD
Price	\$190,000



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Gallery



1455 W Deere Park

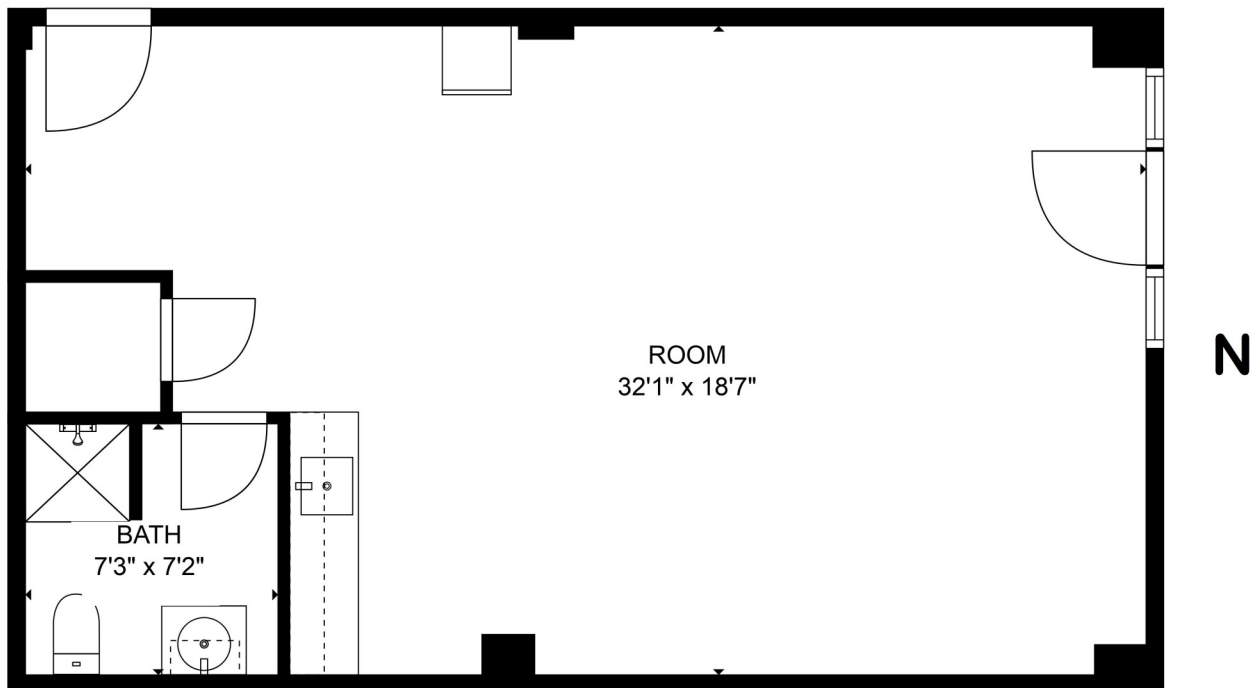
Address	1455 W Irving Park
City	Chicago
County	Cook
PIN	14-20-101-053-1018
Built	2005
Sqft	650
Lot Size	N/A
Frontage	18 ft. (Approx)
Zoning	B3-1
Property Type	Retail Condo
Property Tax (2023)	\$10,408.56
Ceiling Heights	Very High
Parking	TBD
Price	\$165,000

Why rent when you can buy?

Small Retail/Office Condo on Irving Park between Southport & Ashland. Busy street with ample traffic. Formerly a real estate office. Ideal for wide range of small retail and office uses.

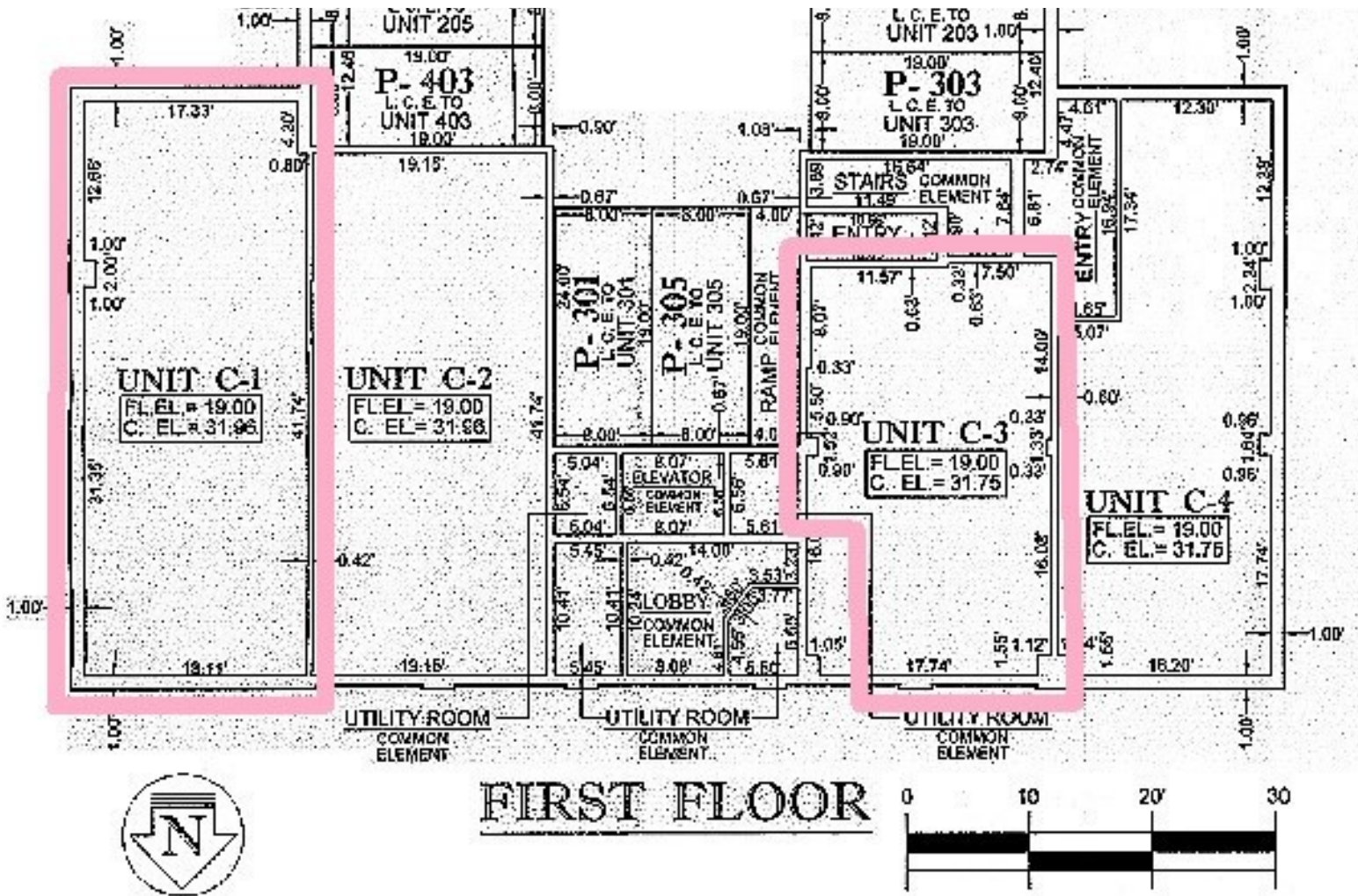
Approximately 650 square feet with kitchenette, open floor plan, very high ceilings, 18 feet of frontage, bathroom, shower & storage.

Location features ample traffic & strong demographics. 2024 1-mile population is 80,327, average household income is \$129,692 & annual consumer spending is over \$1.3billion. 45k vehicles per day, walk score of 88 & bike score of 89!



Gallery





DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While Imperial Realty does not doubt its accuracy, Imperial Realty has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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