



BUILDING  
FOR SALE

**+/- 2,430 SF**  
**+/- 0.307 AC**

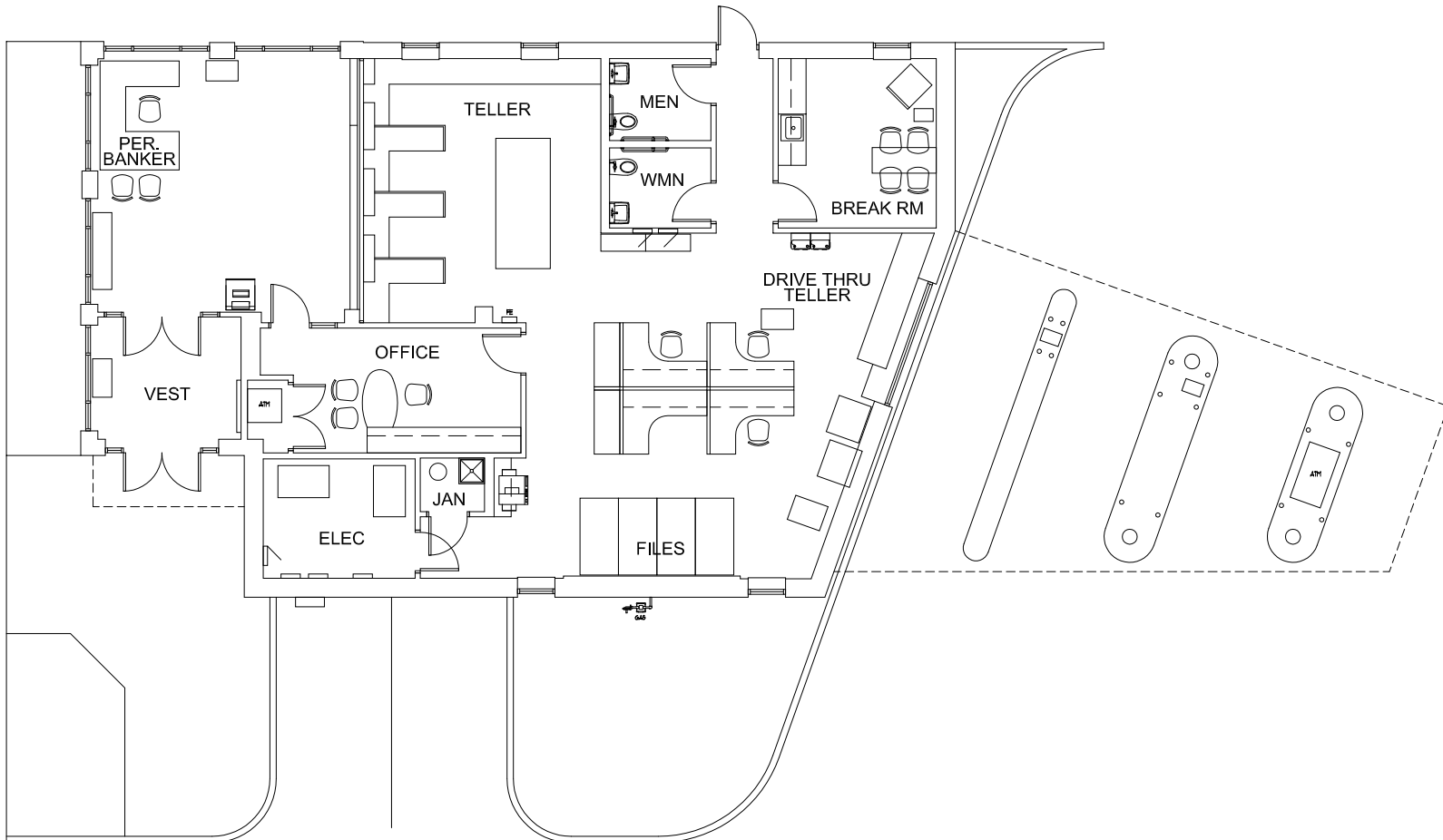
2139 W. IRVING PARK • CHICAGO, ILLINOIS 60618

**CBRE**

# PROPERTY INFO

- **Confidential listing:** Do not disturb tenant
- **Asking Price:** \$2,300,000
- **Bulding Size:** +/- 2,430 SF
- **Land Size:** +/- 0.307 AC
- **Traffic Count:** 26,100 VPD
- **Taxes:** (2023) \$39,938.70
- **Pin Number:** 14-19-104-004
- **Zoning:** B1-1

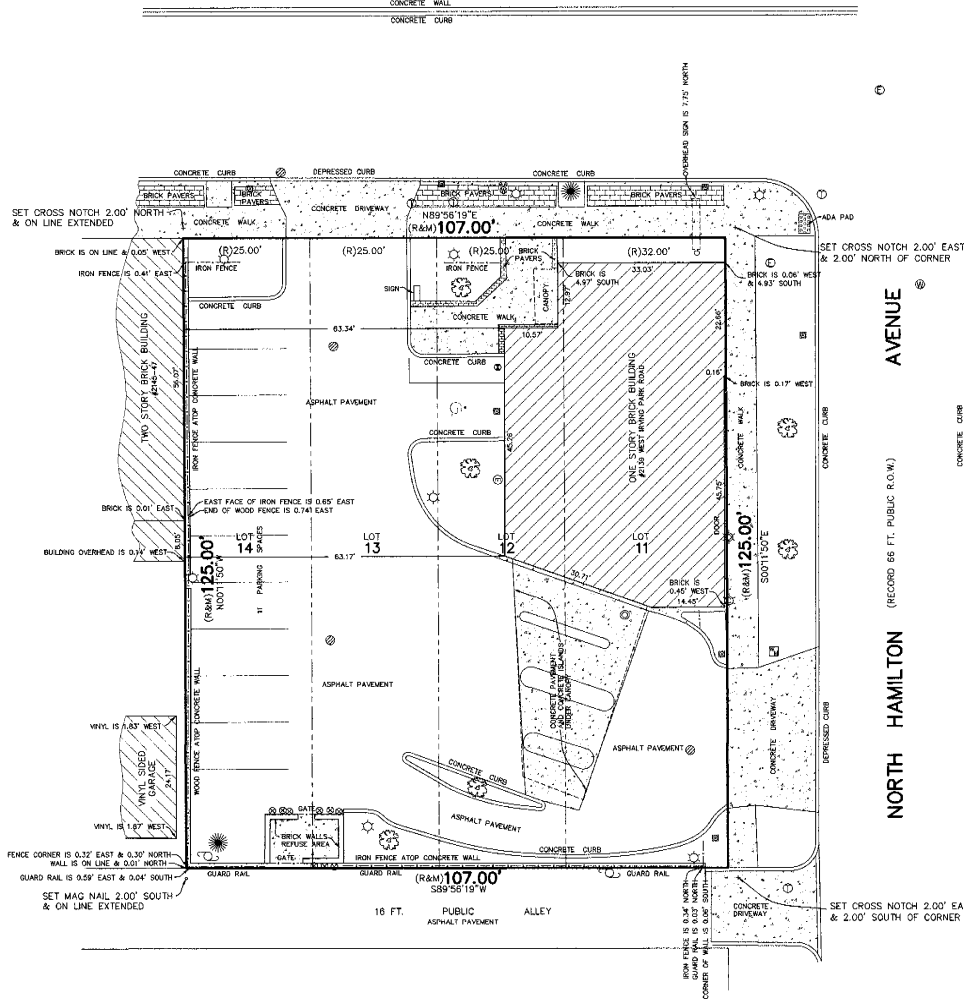
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	58,053	570,972	1,144,422
AVERAGE HH INCOME	\$182,615	\$136,632	\$131,410
DAYTIME POPULATION	45,564	421,107	923,763



# SURVEY

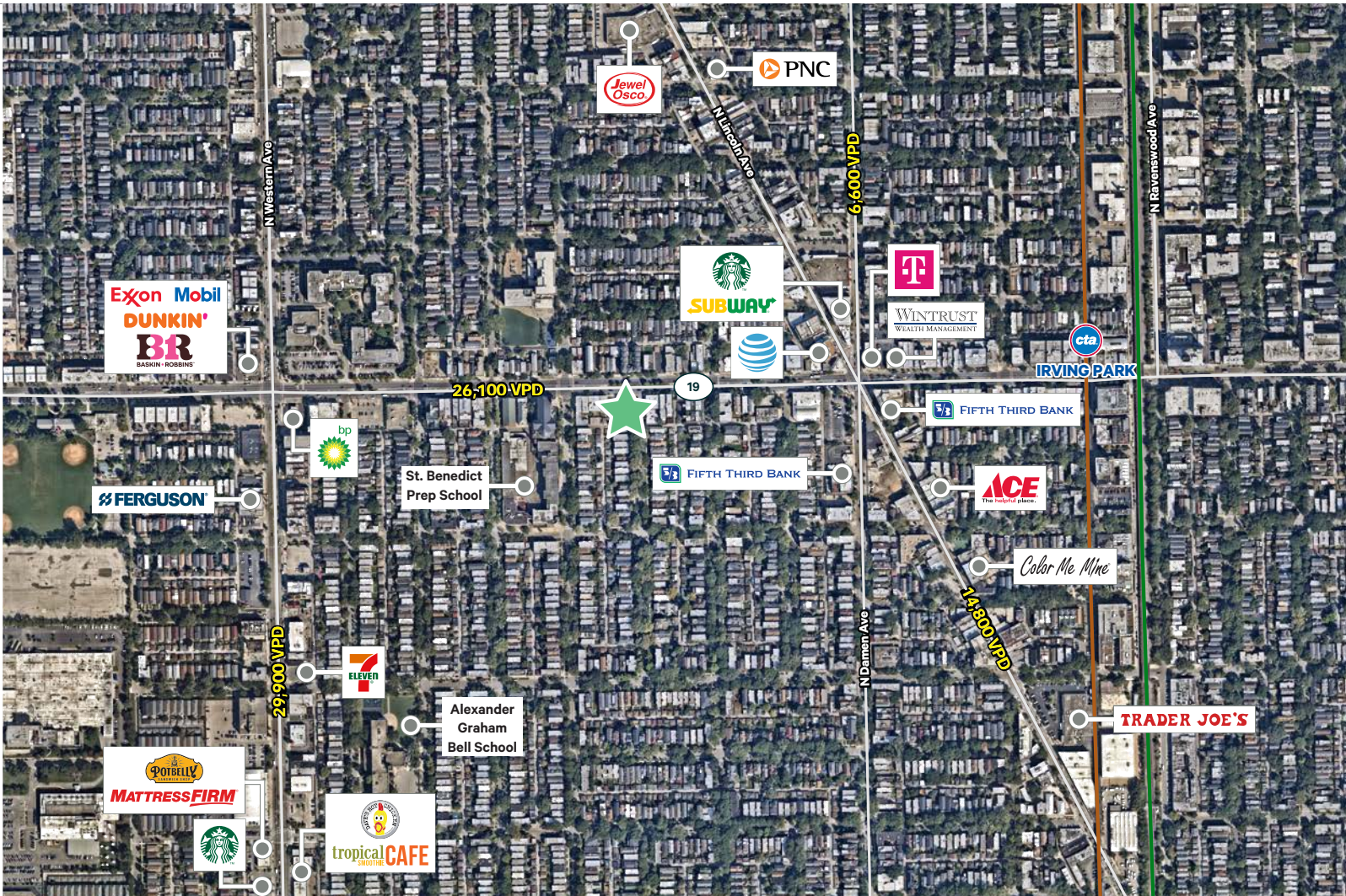
## WEST IRVING PARK ROAD

(RECORD 100 FT. PUBLIC R.O.W.)



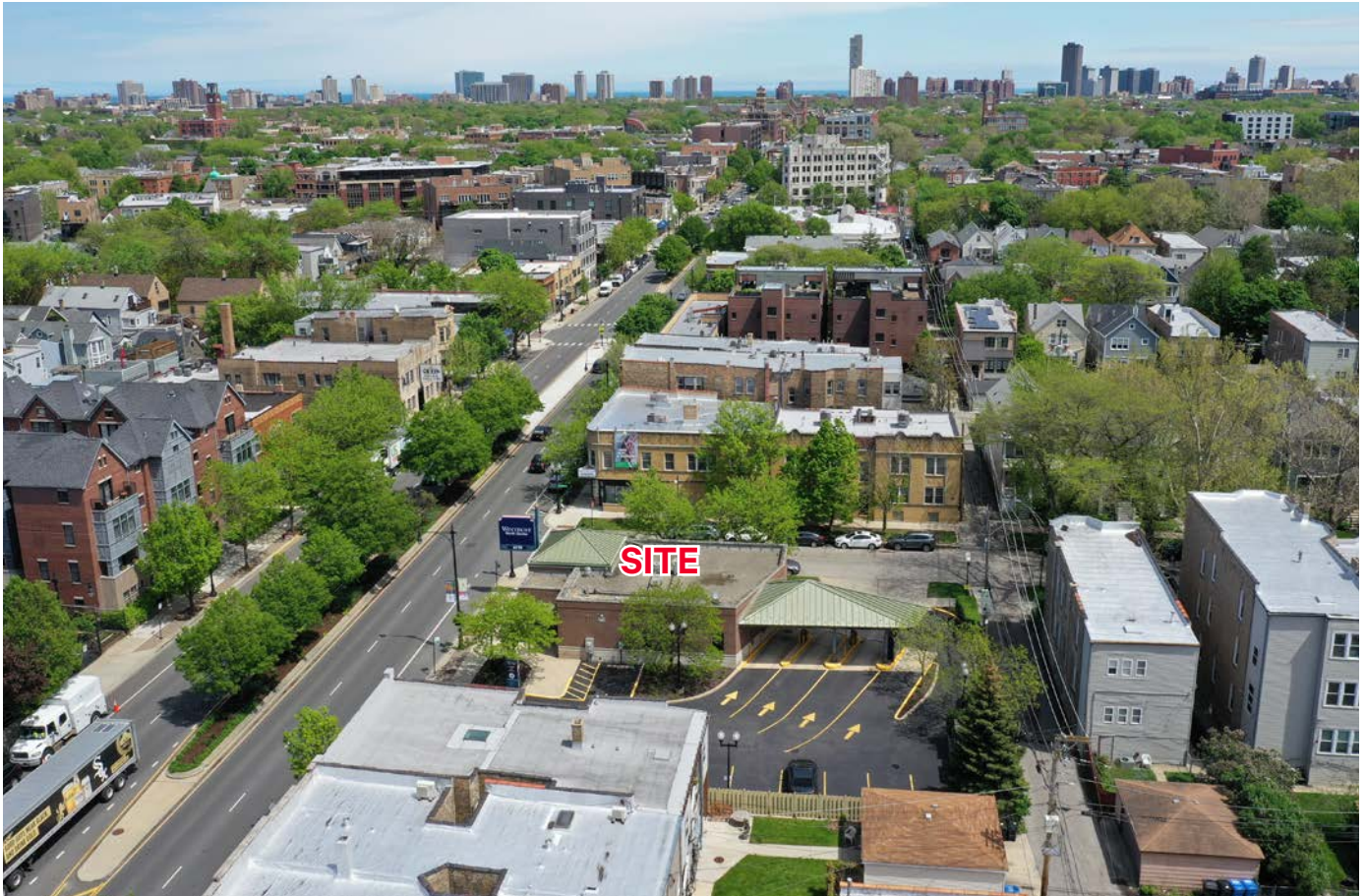


# AERIAL





# PHOTOS



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## CONTACT US

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**CBRE**

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