


[Virtual Tour](#)
Retail/Stores

Status: **ACTV**
 Area: **8023**
 Address: **3754 W North Ave , Chicago, IL 60647**
 Directions: **West of Kedzie Ave. on North Ave. to 3754**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township:
 Zoning Type: **Commercial**
 Actual Zoning: **B3-1**
 Subtype: **Automotive, Other**
 Lot Dimensions: **25 X 124**
 Apx. Tot. Bldg SF: **3105**
 Land Sq Ft: **3105**
 Net Rentable Area:

MLS #: **12257726**List Date: **12/17/2024**List Dt Rec: **12/17/2024**

Mkt. Time (Lst./Tot.): **98/98**
 Contract:
 Concessions:
 Unincorporated:
 Subdivision:
 Year Built: **1909**
 Relist:
 List Price Per SF: **\$115.94**
 Sold Price Per SF: **\$0**

List Price: **\$360,000**Orig List Price: **\$360,000**

Sold Price:

Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 CTGF:
 County: **Cook**
 PIN #: **13353260740000**
 Multiple PINs: **No**
 Min Rentbl. SF: **3105**
 Max Rentbl. SF: **3105**
 # Units:
 Unit SF: **3105**
 Lease Type:
 Est Tax per SF/Y:

Mobility Score: - ?

Remarks: **Automotive Garage for Sale in Humboldt Park! Unlock the potential of this prime automotive garage located in the heart of the bustling Humboldt Park! This single-story, 3,105 square foot property offers an exceptional opportunity for investors or owner-operators looking to capitalize on a thriving business environment. Property Highlights: - Spacious Layout: With ample room for operations, this versatile warehouse/garage is designed to accommodate various automotive services. - Equipped with 3 Hydraulic Lifts: Perfect for any automotive repair business, these lifts provide efficiency and convenience for vehicle servicing. Please note that the owner has not tested the lifts and makes no representations regarding their operability. - Drive-Through Capabilities: Featuring both front and rear drive-in doors, this garage allows for seamless vehicle access and workflow, enhancing operational efficiency. - Prime Location: Situated on busy North Avenue, this property benefits from high visibility and traffic, making it an ideal spot for attracting customers in the rapidly growing Humboldt Park area. The property has a solid rental history, having been leased to a mechanic who successfully operated from this location for the past eight years, utilizing the hydraulic lifts to run his business. This property is being sold as-is, providing a blank canvas for your automotive vision. Whether you're looking to continue the legacy of a successful automotive business or start anew, this garage offers the perfect foundation. Don't miss out on this exceptional opportunity-contact us today for more details or to schedule a viewing!**

Frontage Acc:
 Current Use:
 Known Encumbrances:
 Location:
 # Drive in Doors: **2**
 # Trailer Docks: **0**
 Ceiling Height:

Construction:
 Exterior: **Brick**
 Foundation:
 Roof Structure:
 Roof Coverings:
 Docks:
 # Parking Spaces:
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Extra Storage Space Available:
 Misc. Inside:
 Floor Finish:

Air Conditioning: **None**
 Electricity: **Circuit Breakers**
 Heat/Ventilation: **Forced Air**
 Fire Protection: **Fire Extinguisher/s**
 Water Drainage:
 Utilities To Site:
 Tenant Pays:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income: **\$0**
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$14,170.29**
 Tax Year: **2023**
 Special Assessments: **No**
 Fuel Expense (\$/src): **/**
 Trash Expense (\$/src): **/**

Individual Spaces (Y/N):
 Total Income/Month: **\$0**
 Net Operating Income Year:
 Total Annual Expenses: **\$0**
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**

Total Building (Y/N):
 Total Income/Annual: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): **/**
 Other Expense (\$/src): **/**

Operating Expense Includes:

Broker Private Remarks: **Property sold as-is. Any agent inquiries please contact Pamela Partida Saul at 773-710-8363**Internet Listing: **Yes**VOW AVM: **No**Listing Type: **Exclusive Right to Sell**? **Where is the Buyer Agency Compensation?**Information: **Short Notice OK**Showing Inst: **Schedule through ShowingTime**Broker: **Realty ONE Group Karmma (88427) / (800) 781-7706**List Broker: **Pamela Partida Saul (841449) on behalf of Karmma Living (T30365) / (773) 710-8363 / pamela@karmmaliving.com**CoList Broker: **Selene Partida Saul (1014261) / (630) 781-1721**Remarks on Internet?: **Yes**VOW Comments/Reviews: **No**Address on Internet: **Yes**

Cont. to Show?:

Broker Owned/Interest: **No**Lock Box: **Combination Box** (Located at **Back**)

Call for Rent Roll Info:

Expiration Date: **12/31/2025**

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12257726

Prepared By: Pamela Partida Saul for Karmma Living | Realty ONE Group Karmma | Office: (800) 781-7706 | Email: pamela@karmmaliving.com | 03/24/2025 02:25 PM