

Albany Park/North Mayfair

Mixed-use value-add investment property opportunity with parking for sale or lease.

4821 N. Elston St., Chicago, IL



Property Description

Purchase or lease this mixed-use building situated on three lots, just off Elston and Lawrence Aves., near hwy. 90/94. The opportunity boasts a turn-key restaurant and two-bedroom apartment, as well as a nine-car lot. This is an ideal investment property with value-add options or for an owner/operator with an income-producing apartment. The property also has development potential by increasing it's dwelling footprint by fourteen units or adding a drive-thru. The restaurant features a 20' hood, walk-in cooler, and an expansive patio. The dwelling unit features a spacious updated two-bedroom apartment.

Purchase Price: \$1,100,000 (Real Estate)

Property Taxes: \$9,040.49 (2021)

Lease Rate: \$30/SF MG

OpEx: N/A

Size (Approx.): 4,112 SF (Bldg.), 7,500 SF (Lot)

Zone: C1-2

For additional information or to schedule a showing, contact:

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No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	1-Mile	5-Mile
2022 Population	396,247	1,079,142
2027 Population	35,740	1,070,475
Annual Growth 2022-2027	-1.9%	-0.8%

Households

2022 Households	12,345	400,232
Annual Growth 2022-2027	-2.8%	-1.2%
		388,057

Income

Avg. Household Income	\$80,532	\$98,519
	\$71,783	\$71,735

Source: Costar

Nearby Businesses

Shibam Yemeni Kitchen	Clark Street Sports
Parkway Bank & Trust Co	TTS Tacos & Tortas
Mayfair Restaurant	7-Eleven
Mr. Pollo Express	Sun Auto Werks
Rasmus Pizza Restaurant	All-Care Family Medical Center

Location: North Mayfair

Part of the larger Albany Park community area, Mayfair is a neighborhood that is typically defined by its diversity and its abundance of Historic Chicago Bungalows, a fact that played a significant role in getting North Mayfair added to the National Register of Historic Places in 2006. Mayfair's "close-knit, family appeal and neighborly character," as well as its strong housing stock, helped the area get voted "The Best Place for Bungalows and First-Time Buyers" by This Old House magazine in 2010.

—thechicagoneighborhoods.com

Map

On the corner of North Elston Avenue and West Gunnison Street.

