



3037 W POLK FOR SALE

Two - 3 Bed/2 Bath Units

Available Individually or as a Package

Garage Parking

Steel Porches

Brick Construction

clgchicago@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE (PACKAGE):	\$360,000
SALE PRICE (UNIT 2):	\$179,000
SALE PRICE (UNIT 3):	\$181,000
NUMBER OF UNITS:	2
LOT SIZE:	3,125 SF
BUILDING SIZE:	3,050 SF
ZONING:	RT-4

PROPERTY HIGHLIGHTS

- ***3,050 SF Total Unit Size (2 units)***
- ***3rd Floor Unit Features Skylights & Vaulted Ceiling***
- ***Built in 2006 for modern construction***
- ***Zoned RT-4***
- ***Available as Package or Individual Sale***
- ***Garage Parking***
- ***Steel Porches***
- ***Brick Construction***
- ***Spacious units for potential rental income***
- ***Well-maintained property for low operational costs***
- ***Excellent investment opportunity***

PROPERTY DESCRIPTION



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Two full-floor condominium units available in this 3-unit brick building that can be purchased as a package or Individually. Priced below recent appraisals for a quick sale.

Unit 2 (Second Floor):

- 3 bedrooms, 2 bathrooms
- Hardwood floors
- In-unit laundry
- Currently vacant, ideal for owner-occupancy
- Priced at \$179,000

Unit 3 (Top Floor):

- 3 bedrooms, 2 bathrooms
- Vaulted ceilings with skylights
- Hardwood floors in living areas, kitchen, and hallways
- In-unit laundry
- Priced at \$181,000

Building Features:

- Brick construction
- Steel porches
- Garage parking with one space per unit

LOCATION DESCRIPTION

Situated in the heart of Chicago's West Side, these condo's at 3037 W Polk Street offers a blend of convenience and neighborhood charm. Directly behind the unit is the Joseph Kellman School, making it a prime choice for those seeking proximity to quality elementary education. Commuting is effortless, with quick access to I-290, connecting you to the city and surrounding areas. For public transit users, the nearby CTA Blue Line provides a seamless route to downtown and beyond.

Outdoor enthusiasts will appreciate the close proximity to Douglass Park, a sprawling green space perfect for recreation, sports, and community events. Additionally, Manley Career Academy High School is located within the neighborhood, adding to the educational options nearby.

The area also features a vibrant mix of retail, dining, and convenience options, making it easy to enjoy local shopping or a meal out.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



REGIONAL MAP



RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
2	3	2	1,325 SF	-	-
3	3	2	1,325 SF	\$1,465	\$1.11
TOTALS			2,650 SF	\$1,465	\$1.11
AVERAGES			1,325 SF	\$1,465	\$1.11

BIOS

Cawthon-Labriola Group

SVN CHICAGO COMMERCIAL

PAUL CAWTHON

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ANGELO LABRIOLA

Senior Vice President

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MEET THE TEAM

Biography



Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

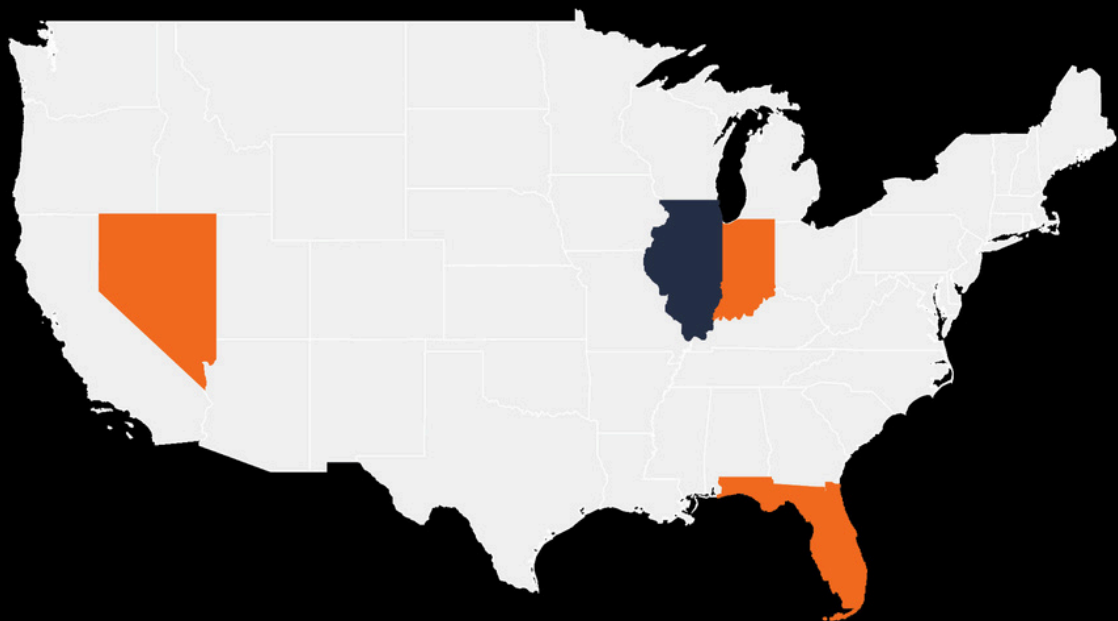
Proven Success

400 +

Transactions

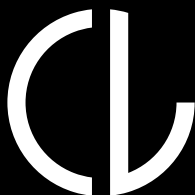
OUT-OF-STATE CLOSINGS

Portage, IN
Hammond, IN
Ft. Lauderdale, FL
Las Vegas, NV



ILLINOIS CITIES & TOWNS

- Arlington Heights
- Beecher
- Bloomington
- Brookfield
- Buffalo Grove
- Burr Ridge
- Calumet City
- Chicago
- Chicago Heights
- Cicero
- Countryside
- Crown Point
- Crystal Lake
- Evanston
- Frankfort
- Franklin Park
- Gurnee
- Hinsdale
- Hoffman Estates
- Homer Glen
- Homewood
- Huntley
- Huntley
- Johnsburg
- La Grange
- Lake Forest
- Lake Zurich
- Lynwood
- McHenry
- Melrose Park
- Mokena
- Morris
- Mundelein
- North Chicago
- Northbrook
- Oak Forest
- Oak Park
- Orland Park
- Plainfield
- River Grove
- Riverside
- Rolling Meadows
- Schaumburg
- South Barrington
- Tinley Park
- Waukegan
- Western Springs
- Willowbrook
- Woodstock



CAWTHON LABRIOLA GROUP
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