



4373 – 4375 N. Elston Avenue

CHICAGO, IL

PROPERTY

BUILDING	±6,460 SF on 2 stories
SECOND FLOOR	2 apartments, total ±1,500 sf
LAND SITE	4,670 SF
LOADING	overhead door
POWER	Three single-phase and one 3-phase service
1st FLOOR CEILING	11' 6"
PARKING	street
ZONING	B3-2
WARD	39 th / Ald. Nugent / Irving Park neighborhood
TAXES	\$17,315 (2024)

HIGHLIGHTS

- Perfect live / work setup
- Large 1st floor office & shop plus garage
- One 2 BR / 2 BA & one 1 BR / 1 BA apartment
- Separate stairs to Elston for each apartment plus stairs to alley
- 4 blocks from Irving Park Rd. full interchange on Kennedy Expressway. Close to Montrose Ave. SB ramp to the Kennedy and Wilson Ave. NB ramp to the Edens
- 4 blocks from Irving Park & 6 blocks from the Montrose CTA Blue Line stations
- On Pulaski / #53 bus route. Steps from the Montrose stop and the #78 bus
- Close to Old Irving Brewery, JT's Genuine Sandwich, Smoque BBQ, Breakfast House, Cozy Corner, Lou Malnati's, two Leona's

SALE PRICE \$ 725,000

CONTACT

Brian Ripp | Commercial Team Leader
 Office 773-583-0800
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THE WILCOX COMPANY
 2157 W. Irving Park Road
 Chicago, IL 60618
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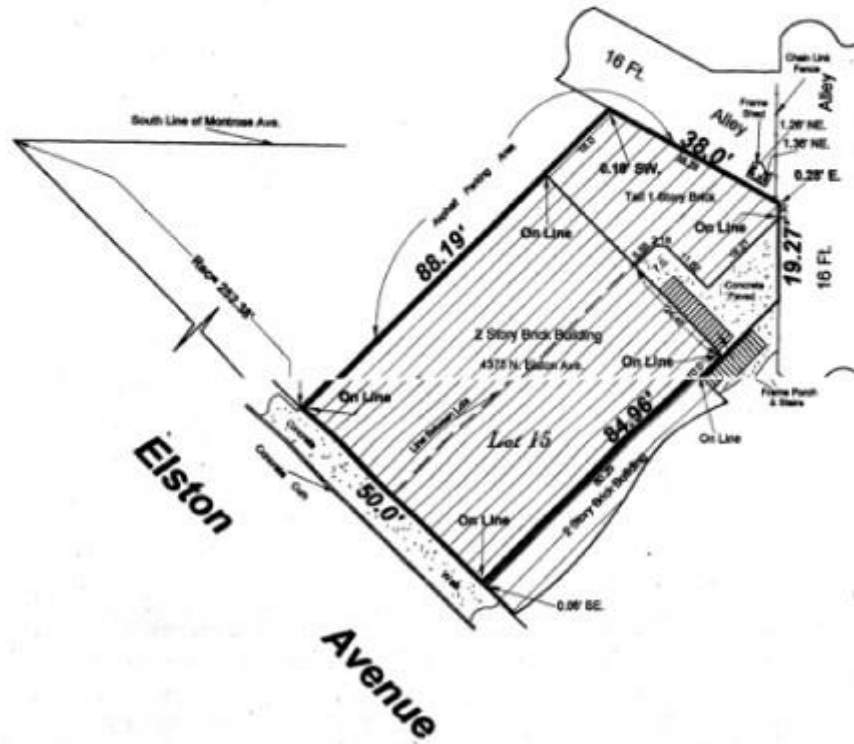
**6,460 SF 2-STORY MIXED USE BUILDING
FOR SALE**

4373 – 4375 N. ELSTON

CHICAGO, IL



Road in the Southeast 1/4 of Section 15, Township 40, Range 13 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 4375 N. Elston Ave., Chicago, Illinois



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