



3839-41 N KEDZIE AVE, CHICAGO, IL 60618

FOR SALE

Commercial Building for Office/Warehouse Use

FOR SALE

3839-41 N KEDZIE AVE, CHICAGO, IL 60618



Listed at: **\$659,000**

Property Data

Total Bldg SF:	6,000 SF
Lot Size:	6,875 SF
Lot Dimensions:	50x125
Year Built:	1954
Unit SF:	3,000 SF Each
Units:	2
Drive in Doors:	2 (10' Overhead Doors)
Zoning:	C1-1
PIN:	13241080050000 13241080060000
Taxes:	\$30,892.13
Tax Year:	2024
Parking:	5 spaces in rear

PROPERTY DESCRIPTION

6,000 SF single-story brick commercial building available for sale featuring flexible office/warehouse space. The property is divided into two 3,000 SF units, each equipped with a 10' rear overhead door. Additional features include five total bathrooms, five rear parking spaces accessed via the alley, and excellent adaptability for office/tech, auto or retail use. Located on well trafficked Kedzie Avenue, the property offers strong visibility and exposure. The building is comprised of two separate tax PINs.

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

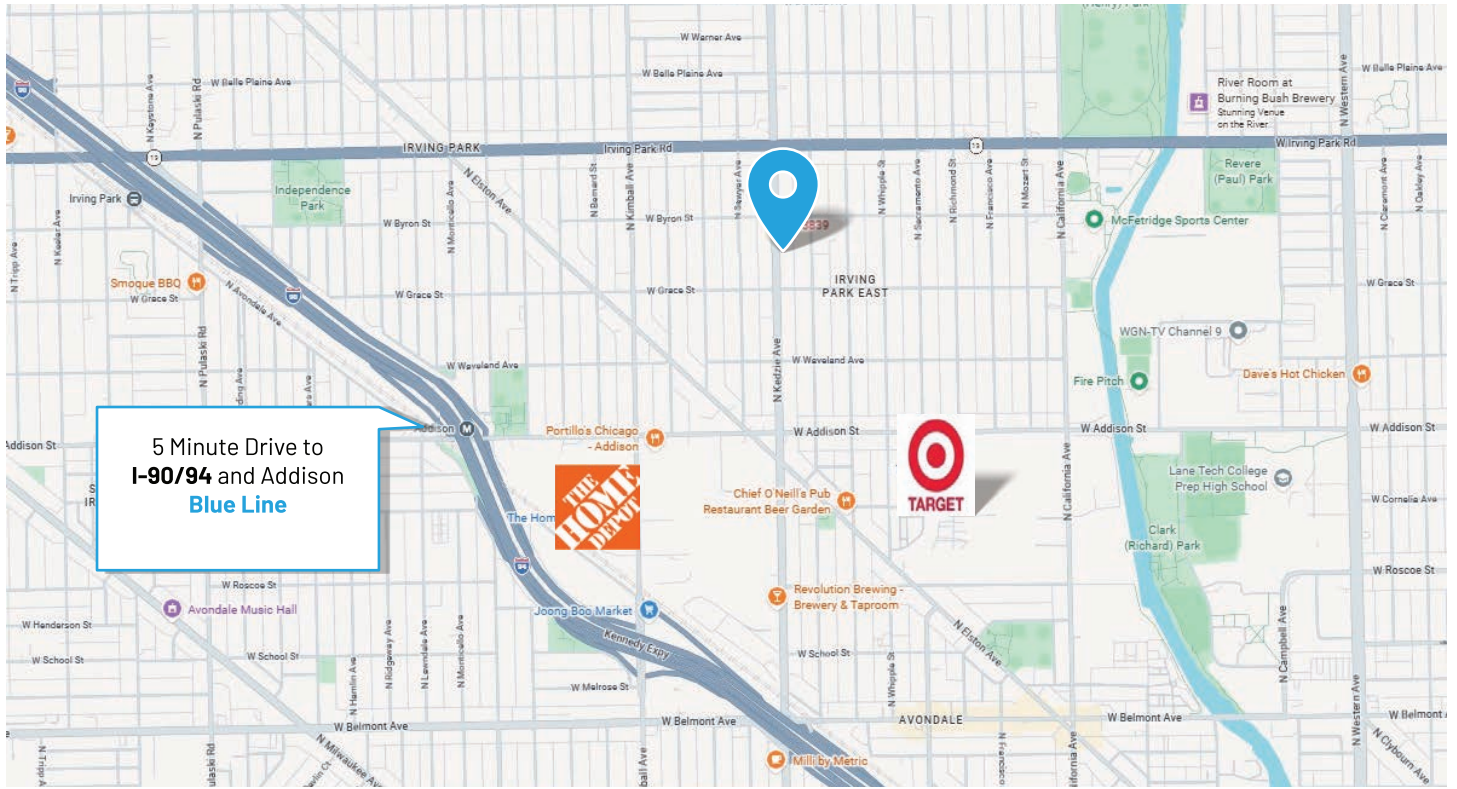
CONTACT

MJ Weinberger
(847) 334-2587 Mobile
(773) 736-3600 Office
mj@straussrealty.com



LOCATION

3839-41 N KEDZIE AVE, CHICAGO, IL 60618



LOCATION HIGHLIGHTS

- Located on well-trafficked Kedzie Avenue
- USPS is half a block away
- 5 minute drive to I-90/94
- 5 minute drive to Addison Blue Line
- 7 minute drive to Irving Park Metra

DEMOGRAPHICS



POPULATION

1 Mile:	46,247
2 Miles:	209,812
3 Miles:	482,310



HOUSEHOLDS

1 Mile:	18,175
2 Miles:	85,602
3 Miles:	201,559

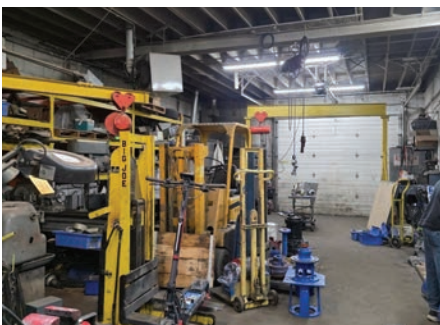
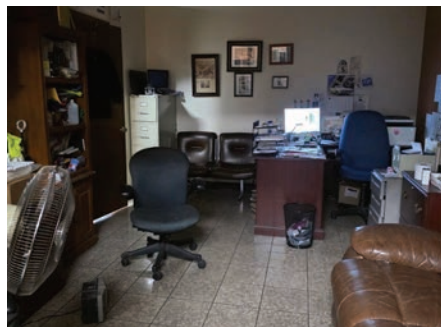


AVG HH INCOME

1 Mile:	\$120,426
2 Miles:	\$126,057
3 Miles:	\$127,222

PHOTOS

3839-41 N KEDZIE AVE, CHICAGO, IL 60618



CONTACT

MJ Weinberger
(847) 334-2587 Mobile
(773) 736-3600 Office
mj@straussrealty.com

STRAUSS
REALTY, LTD.