

**3322 W. Lawrence Ave.,
Chicago, IL 60625**

FOR SALE

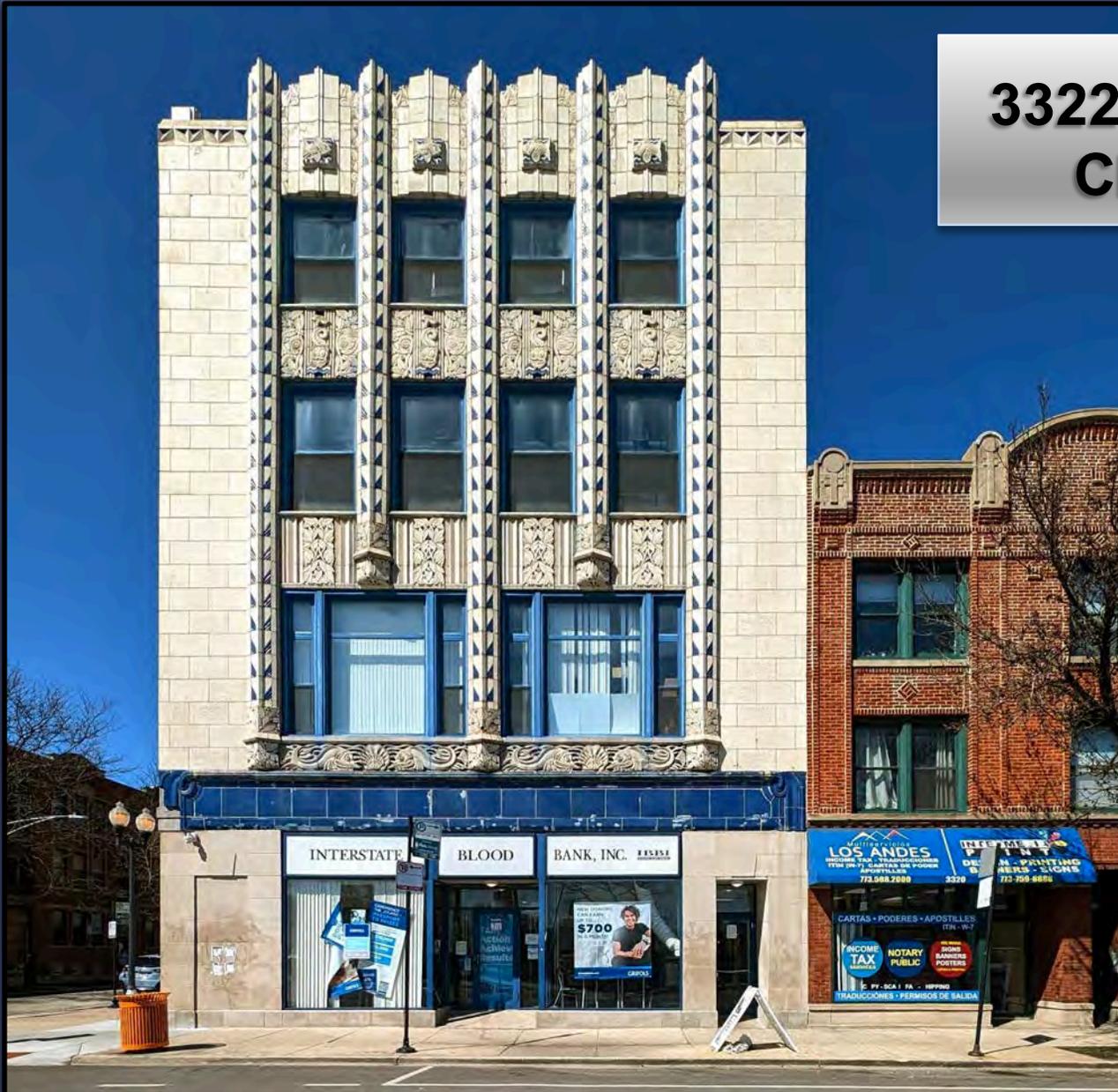
**4- story, 19,500 +/-
Square Foot + basement
historic building with
Terra Cotta Façade**

**Prime redevelopment
opportunity**

**Located directly across
from the Kimball CTA
Brown Line Station**

Flexible B1-2 zoning

**Pricing: SUBJECT TO
OFFER**



4-STORY BUILDING AVAILABLE FOR SALE

3322 W. Lawrence Avenue, Chicago, IL 60625

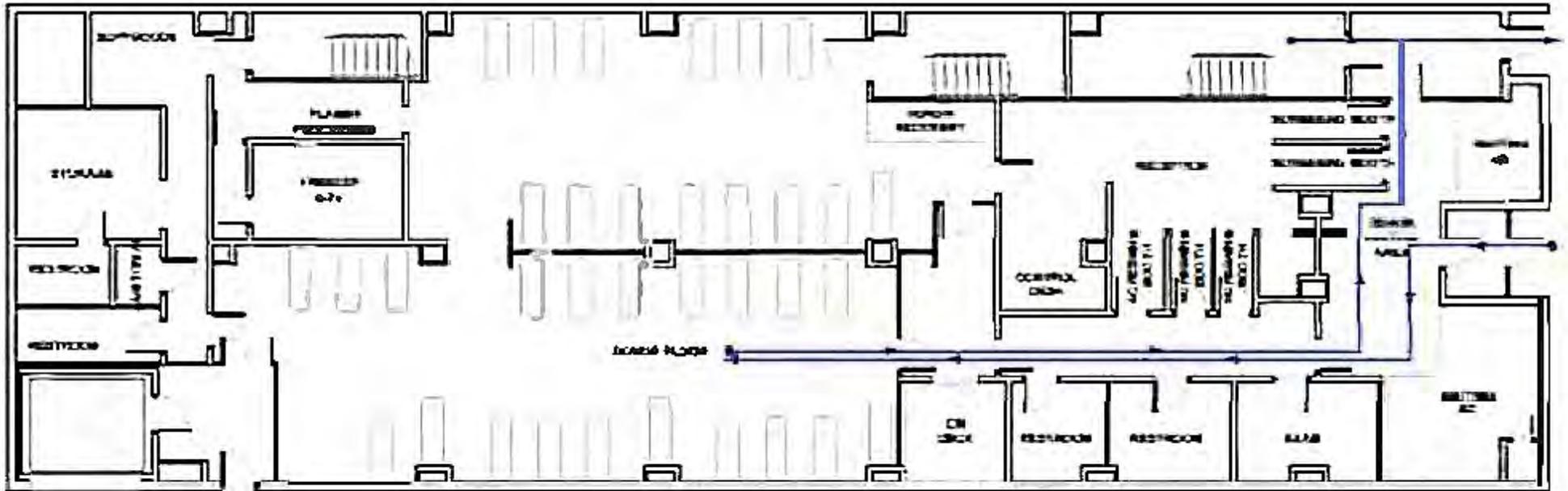
Prime Redevelopment Opportunity:

Resource Commercial is pleased to present 3322 W. Lawrence Avenue, in Chicago's Albany Park neighborhood. Originally built in the late 1920s to house the renowned L. Fish Furniture Store, this four-story mixed-use building offers a unique opportunity for developers looking to capitalize on the area's ongoing growth and revitalization.

- **Historical Significance:** Constructed circa 1928 by noted architects Schmidt, Garden & Erickson, showcasing early 20th-century commercial architecture.
- **Prime Location:** Situated in Albany Park, a diverse neighborhood with several public transportation options, including the CTA Brown Line, directly across the street.
- **Zoning Flexibility:** Favorable environment for mixed-use developments, with opportunities for zoning adjustments to maximize use.
- **Growing Demand:** Increased interest from developers in the area, indicating a strong market for both residential and commercial spaces.

FIRST FLOOR PLAN

3322 W. Lawrence Avenue, Chicago, IL 60625



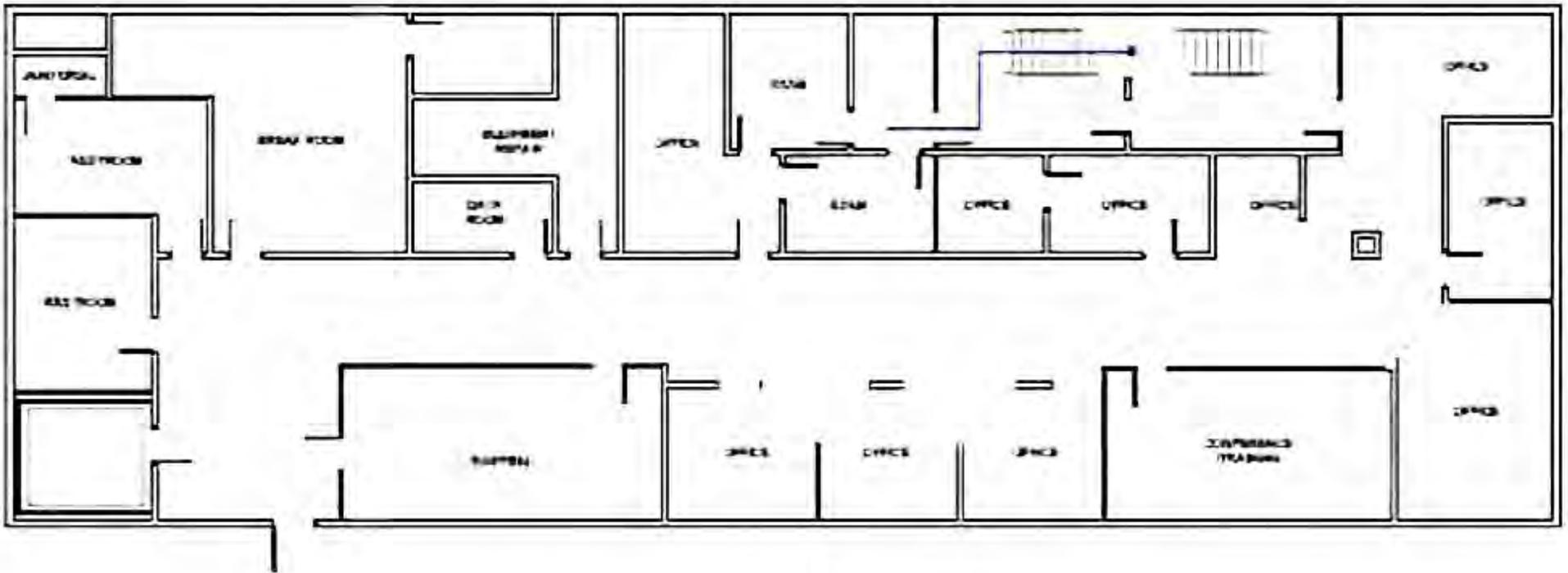
FIRST FLOOR

Trip McDonough - Sr. Broker
773-255-4651
Trip@resourcecommercial.net

Mark Brodson – Designated Managing Broker
773-251-3666
Mark@resourcecommercial.net



SECOND FLOOR PLAN
3322 W. Lawrence Avenue, Chicago, IL 60625



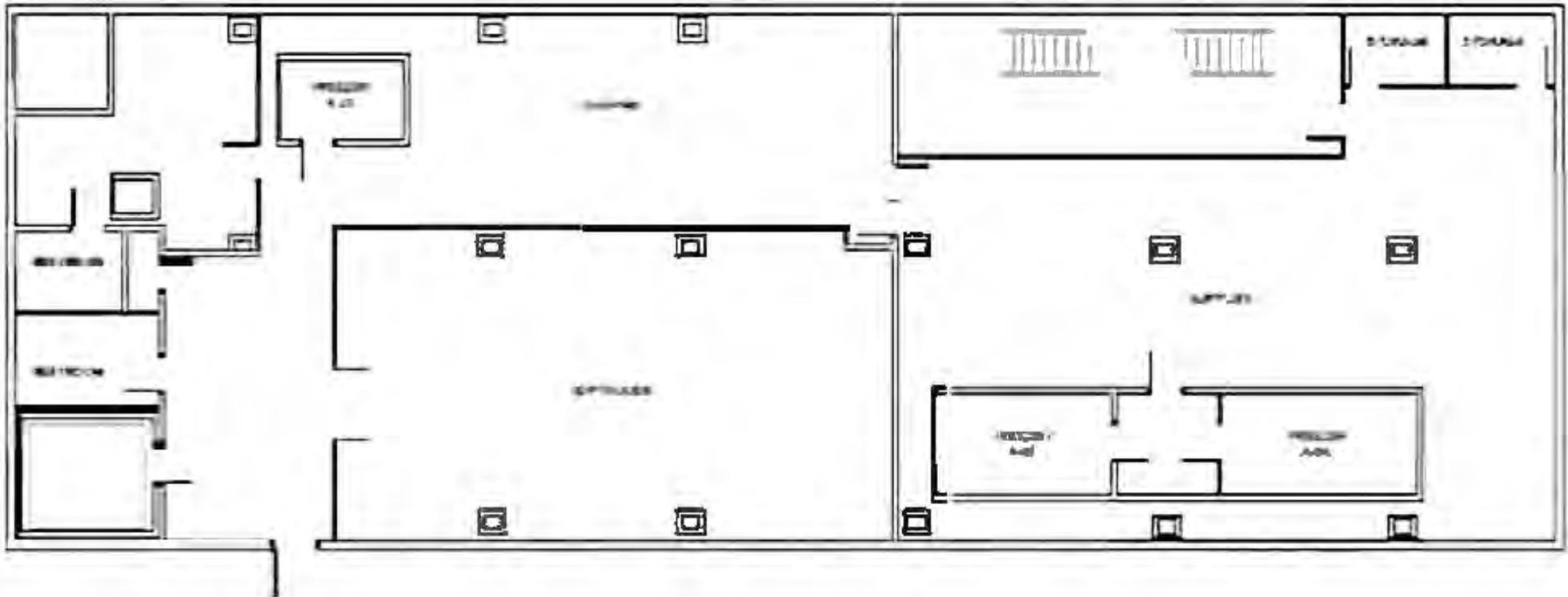
SECOND FLOOR

Trip McDonough - Sr. Broker
773-255-4651
Trip@resourcecommercial.net

Mark Brodson – Designated Managing Broker
773-251-3666
Mark@resourcecommercial.net



THIRD FLOOR PLAN
3322 W. Lawrence Avenue, Chicago, IL 60625



THIRD FLOOR

Trip McDonough - Sr. Broker
773-255-4651
Trip@resourcecommercial.net

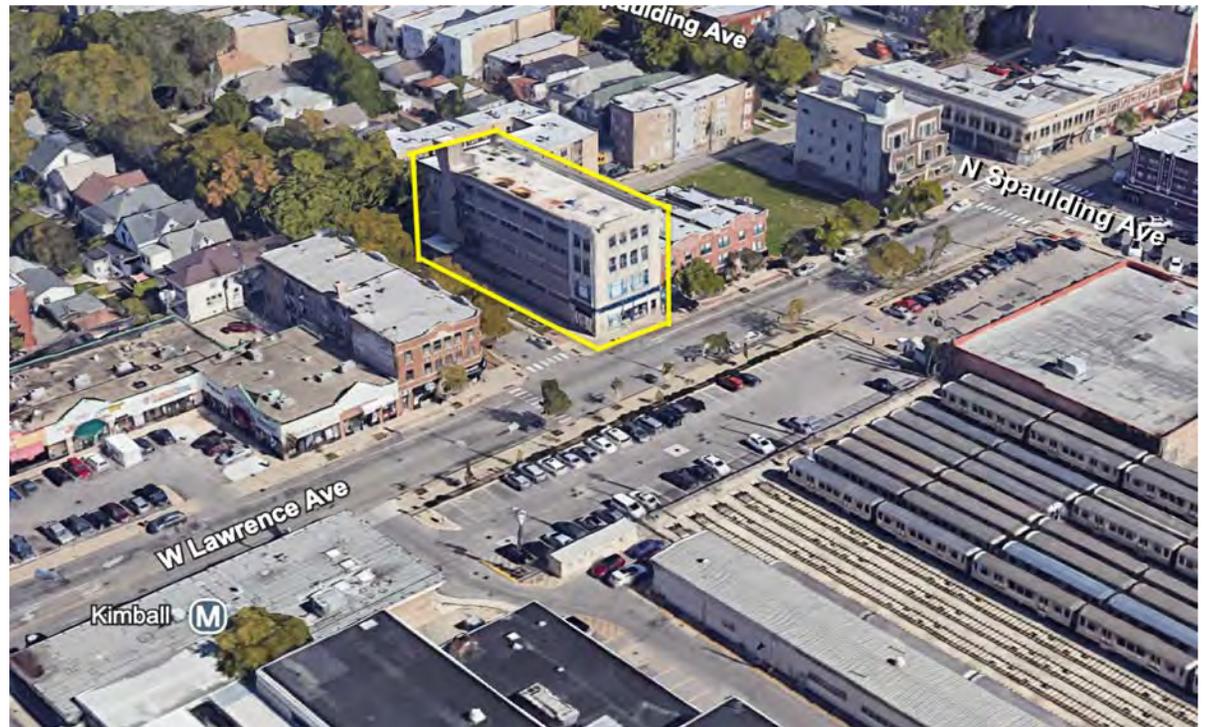
Mark Brodson – Designated Managing Broker
773-251-3666
Mark@resourcecommercial.net



LOCATION

3322 W. Lawrence Avenue, Chicago, IL 60625

- Albany Park neighborhood
- Adjacent to Brown Line at Kimball station
- Strong community- oriented neighborhood
- 2 miles from the I-94
- 30 minutes (+/-) from O'Hare International Airport



DISCLAIMER

3322 W. Lawrence Avenue, Chicago, IL 60625

The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Resource Commercial Advisors, or any of their officers, employees, or agents, has not verified, and will not verify any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective lessee or purchaser may desire. References to square footage or age are approximate. No legal liability is assumed or shall be implied with respect thereto. The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

Agency Disclosure

Trip McDonough (“Licensee”) and Mark Brodson (“Licensee”) of Resource Commercial Advisors are acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.