

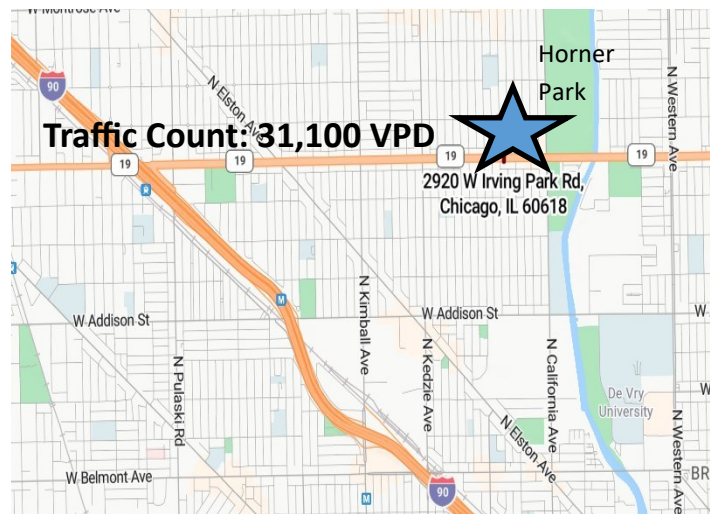
IDEAL USER BUILDING WITH OVERHEAD DOOR IN IRVING PARK



Great mixed-use property for sale on Irving Park Road. The ground floor—approximately 2,500 square feet—is currently vacant and ideal for a variety of uses. It includes a front office with newer vinyl plank flooring, a conference room with kitchenette, and a rear warehouse area featuring a high drive-in door, perfect for storage, loading, or workshop use. Newly installed windows and security shutters for peace of mind. The exterior of the building is finished with durable Rhino Shield paint.

The building's second-floor apartment is rented, and was fully renovated in 2020 with high-end finishes throughout. The kitchen boasts stainless-steel appliances, granite countertops, abundant cabinetry, and a generous dining area. The updated bathroom also features granite finishes. Additional highlights include recessed lighting, hardwood floors, soundproof windows, a large living room, in-unit stackable washer/dryer, and recently updated mechanicals including a 2024 central air unit, newer furnace, and a tankless water heater. The roof has been recently replaced, and a 10-camera surveillance system is included.

- Sale Price:** \$649,000
- Size:** Approx. 3,300 SF Total Building on 3,125 SF Land
- Zoning:** B3-3
- Dimensions:** Single Story Garage—30'x25'
Warehouse— 40'x25'
Office— 30'x25'
- Residential:** Rented at \$1,750 per Month



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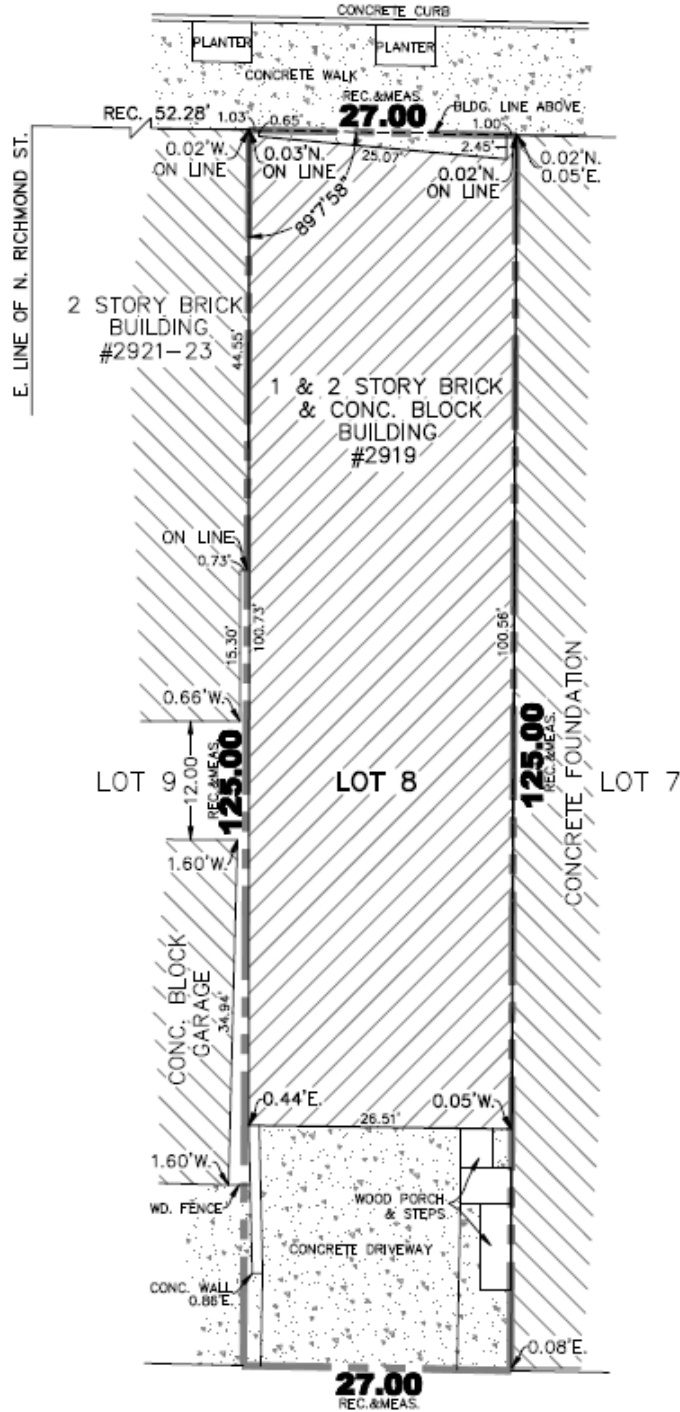
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2919 W. IRVING PARK RD.
CHICAGO, ILLINOIS 60618

Survey

W. IRVING PARK RD.



16 FT. PUBLIC ALLEY

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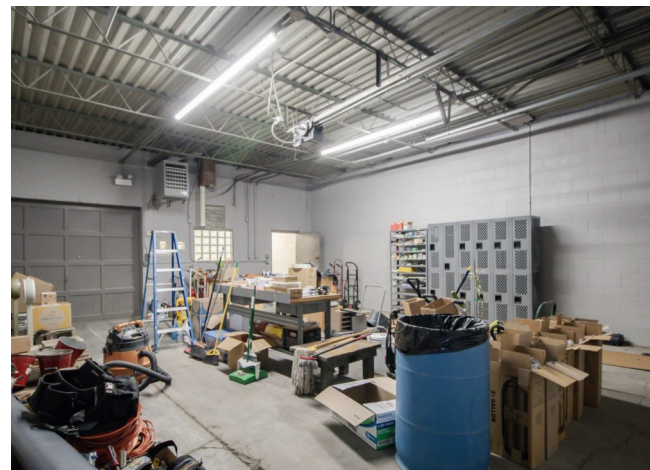
Floor Plan & Photos



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PHOTOS



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SECOND FLOOR APARTMENT

Rented at \$1,750 per month



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