



Offering Memorandum

3659 W Irving Park Rd

CHICAGO, IL 60618

PRESENTED BY:

SAMUEL SILVEIRA

O: 312.414.0602

samuel.silveira@svn.com

PAUL CAWTHON

O: 312.676.1878

paul.cawthon@svn.com

ANGELO LABRIOLA

O: 312.676.1870

angelo.labriola@svn.com



PROPERTY SUMMARY

3659 W IRVING PARK RD

CHICAGO, IL 60618

OFFERING SUMMARY

SALE PRICE:	\$625,000
PRICE PER SF :	\$100.00
LOT SIZE:	6,250 SF
ZONING:	B3-1



PROPERTY SUMMARY

3659 W Irving Park Rd is a 6,250 square foot corner lot zoned B3-1, located in Chicago's Irving Park neighborhood. Positioned just west of the six-way intersection of Irving Park Road, Elston Avenue, and Monticello Avenue, the site benefits from strong vehicle traffic of approximately 31,100 vehicles per day. The property offers convenient access to the Kennedy Expressway (I-90/94) and is within a half mile of the CTA Irving Park Blue Line station.

LOCATION DESCRIPTION

SITE



W Irving Park Rd

Elston Ave

Irving Park is a well-established neighborhood on Chicago's Northwest Side, bounded by Montrose Avenue to the north, Addison Street to the south, Pulaski Road to the east, and the Chicago River to the west. The area is served by multiple transportation options, including the Irving Park CTA Blue Line station, several CTA bus routes, and the Irving Park Metra station, which provides direct service to downtown Chicago and the suburbs. Interstate 90/94 runs through the neighborhood, offering convenient access to O'Hare International Airport and the Loop. Irving Park contains a mix of residential, commercial, and recreational spaces, with shopping and dining available along Irving Park Road, Milwaukee Avenue, and Elston Avenue.

PROPERTY HIGHLIGHTS

- *Corner Lot*
- *31,100 VPD*
- *Just Off Major Lighted Intersection*
- *Excellent Transportation Access*
- *B3-1 Zoning*



Corner Location



**Close Proximity to
Kennedy Expressway**



**Close Proximity to
Irving Park CTA**

PROPERTY DETAILS

SALE PRICE

\$625,000

LOCATION INFORMATION

STREET ADDRESS

3659 W Irving Park Rd

CITY, STATE, ZIP

Chicago, IL 60618

COUNTY

Cook

PROPERTY INFORMATION

PROPERTY TYPE

Land

ZONING

B3-1

LOT SIZE

6,250 SF

APN #

13-23-105-001-0000

LOT FRONTAGE

50 ft

LOT DEPTH

125 ft

CORNER PROPERTY

Yes

TAXES & VALUATION

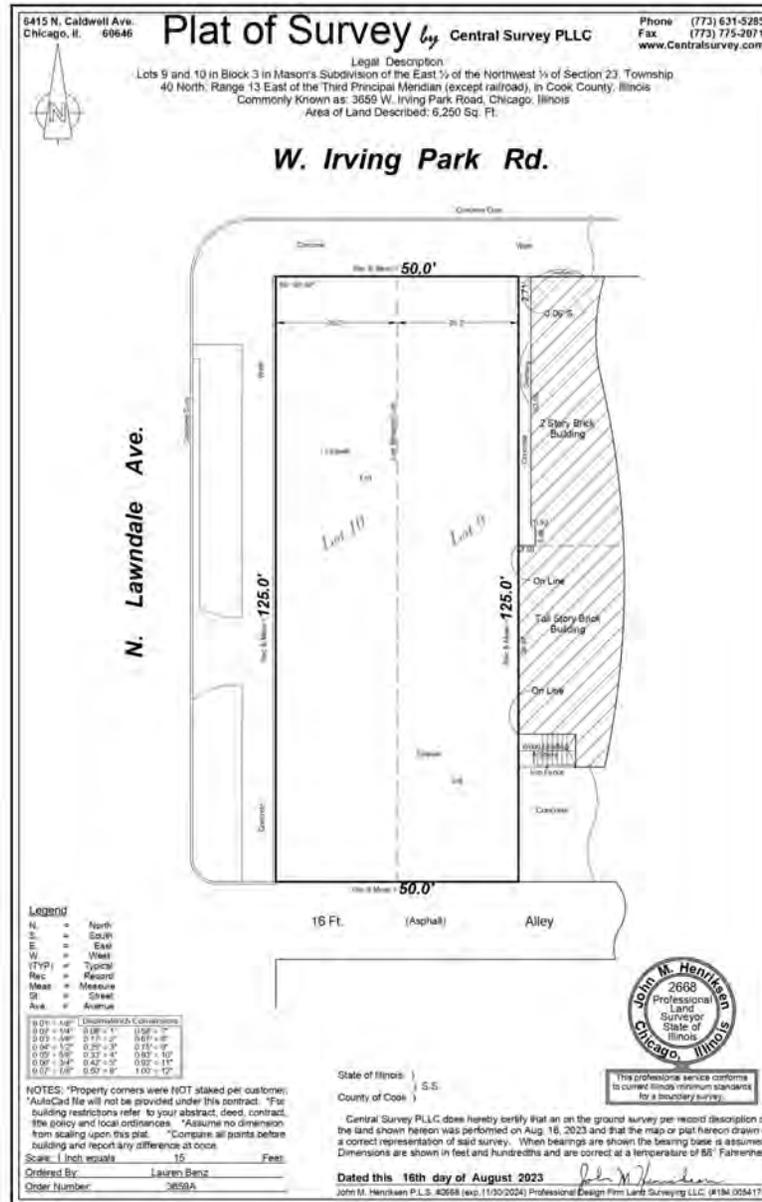
TAXES (2024)

\$11,273.52

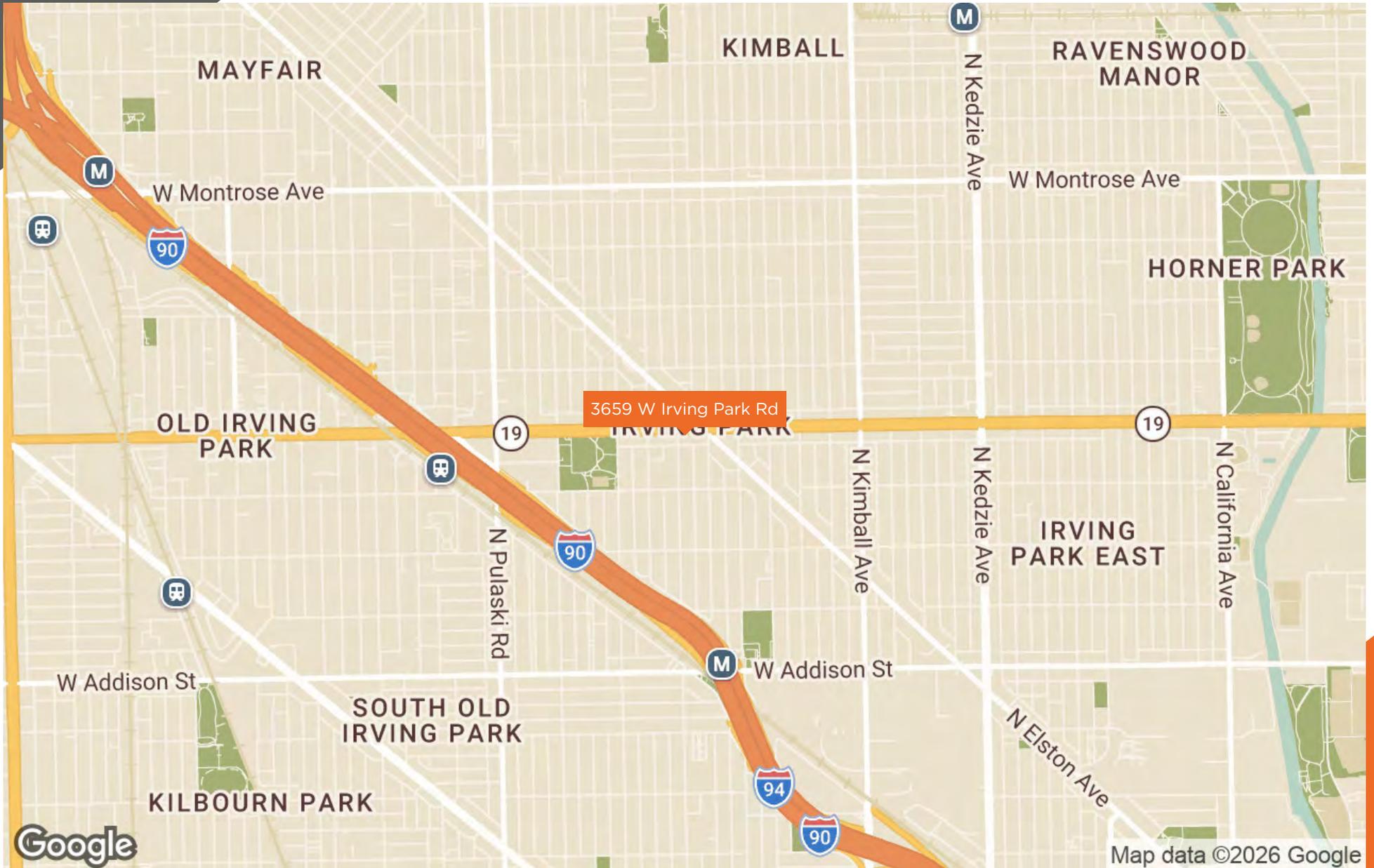
TAXES PER SF

\$1.80

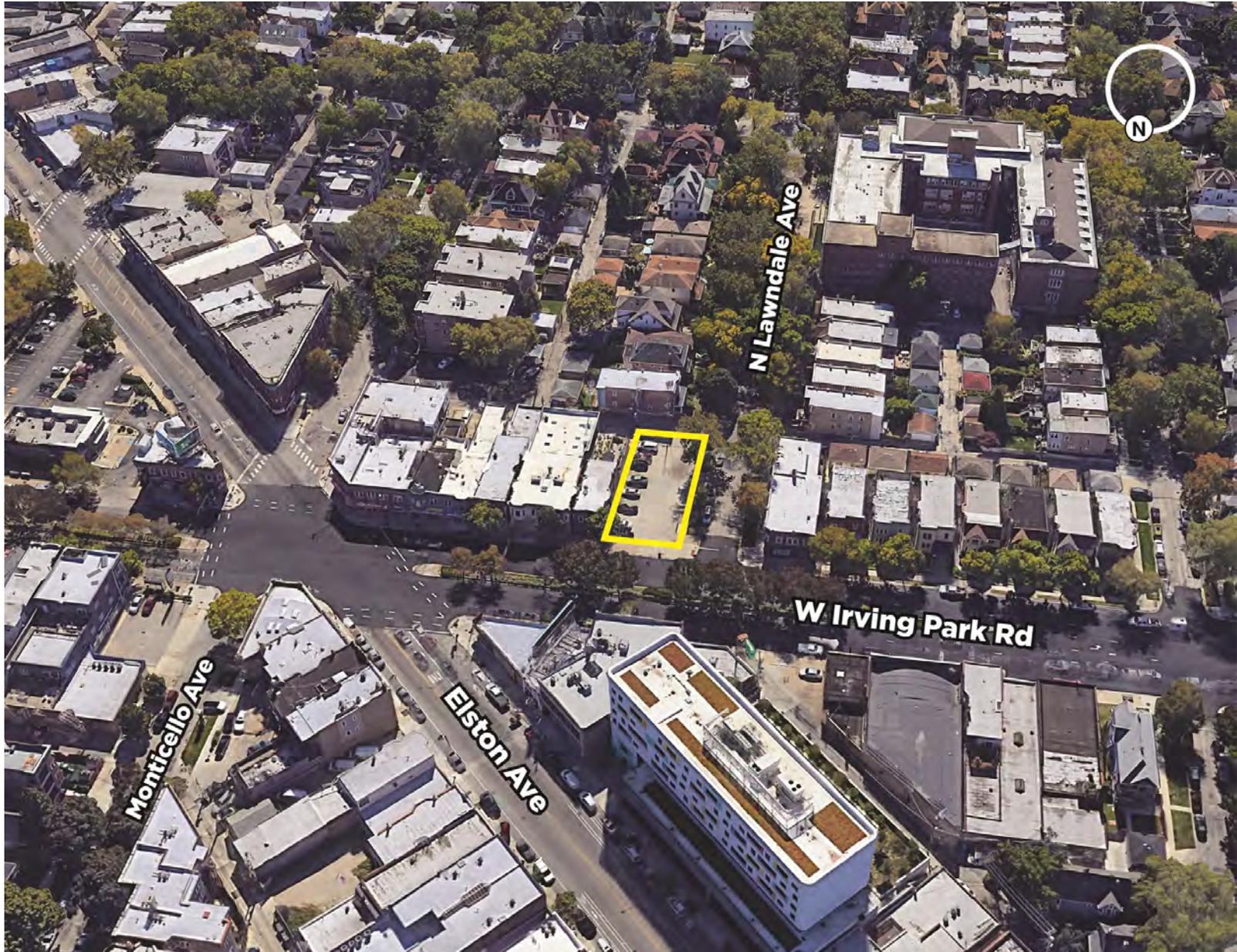
PLAT OF SURVEY



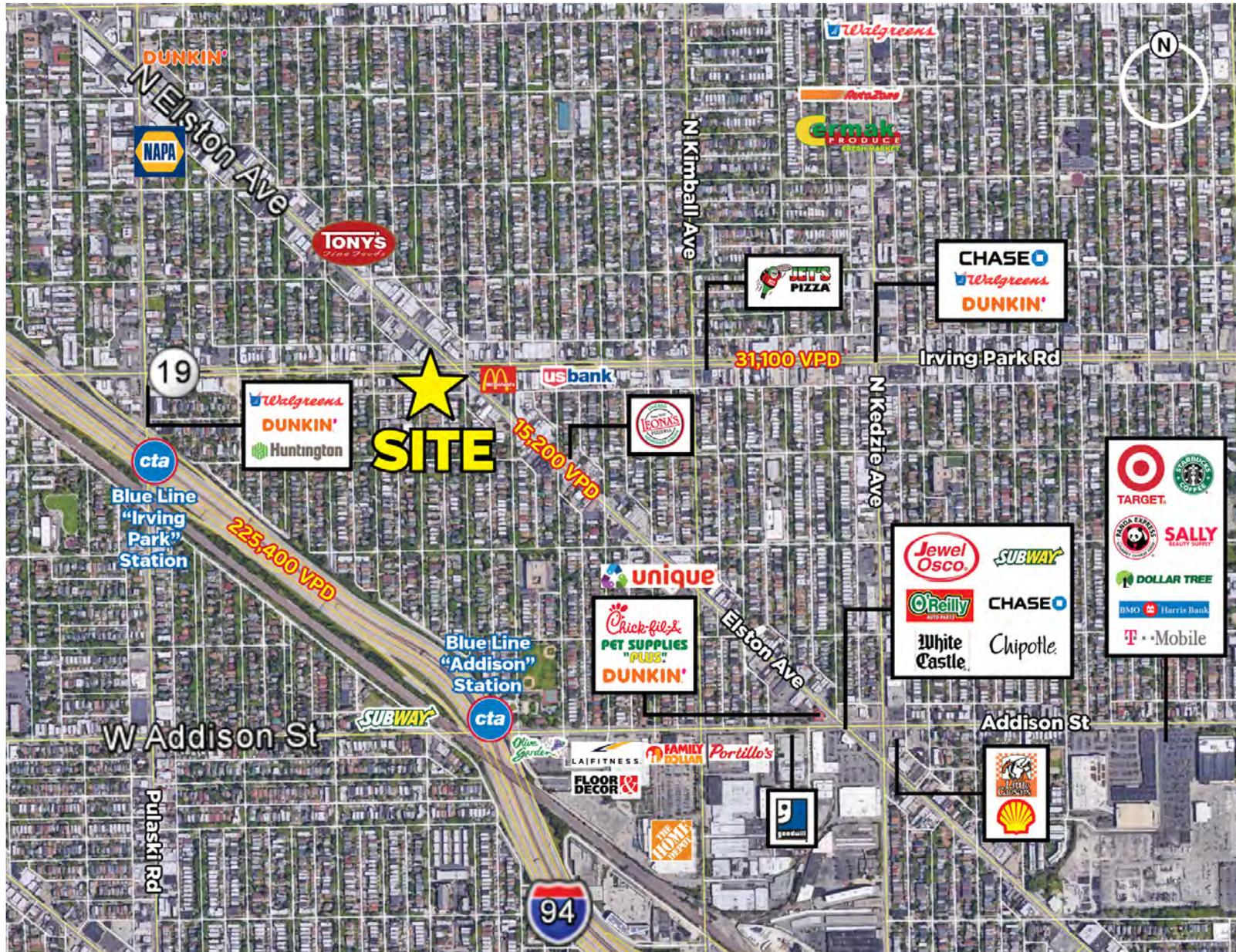
REGIONAL MAP



AERIAL MAP



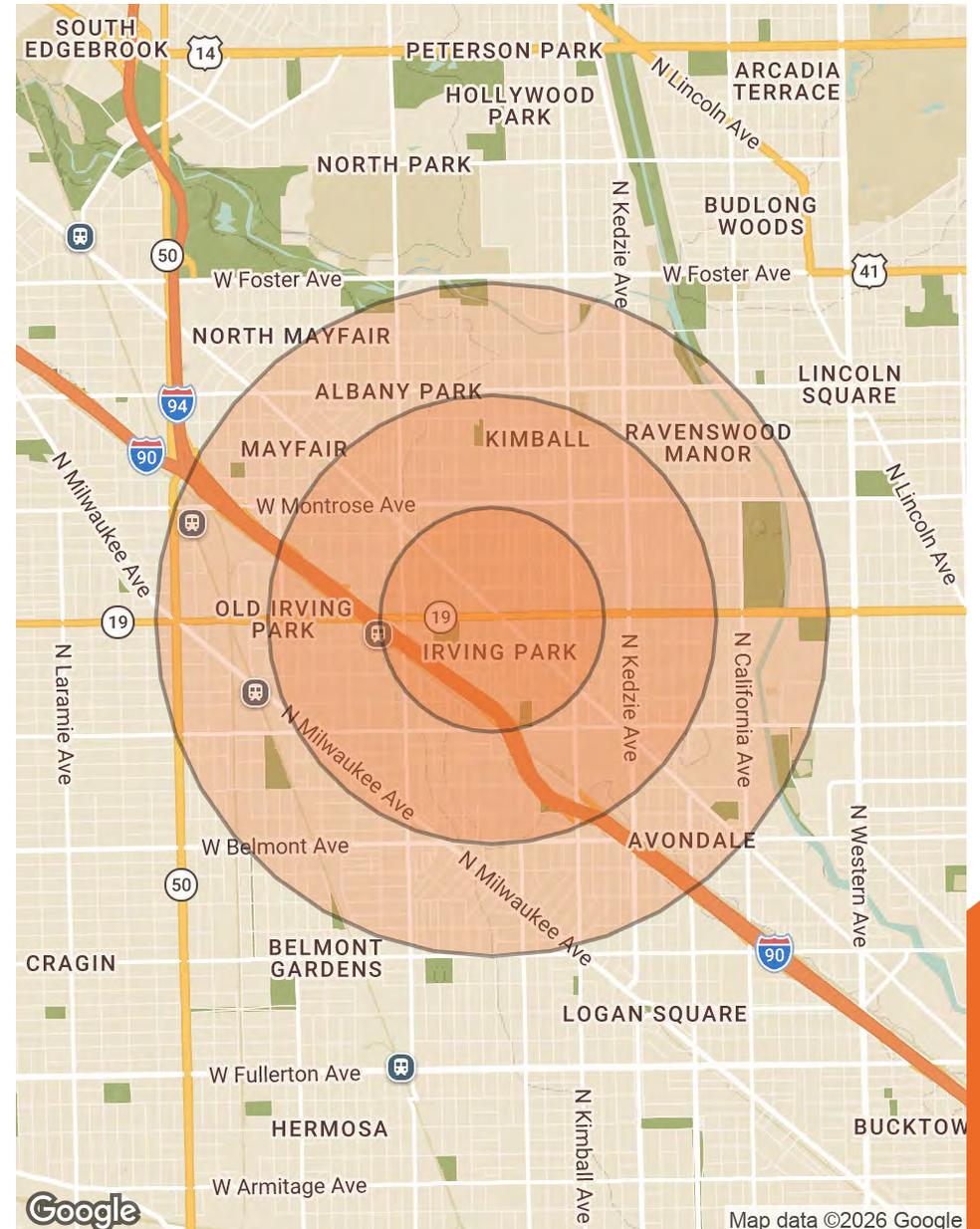
RETAILER MAP



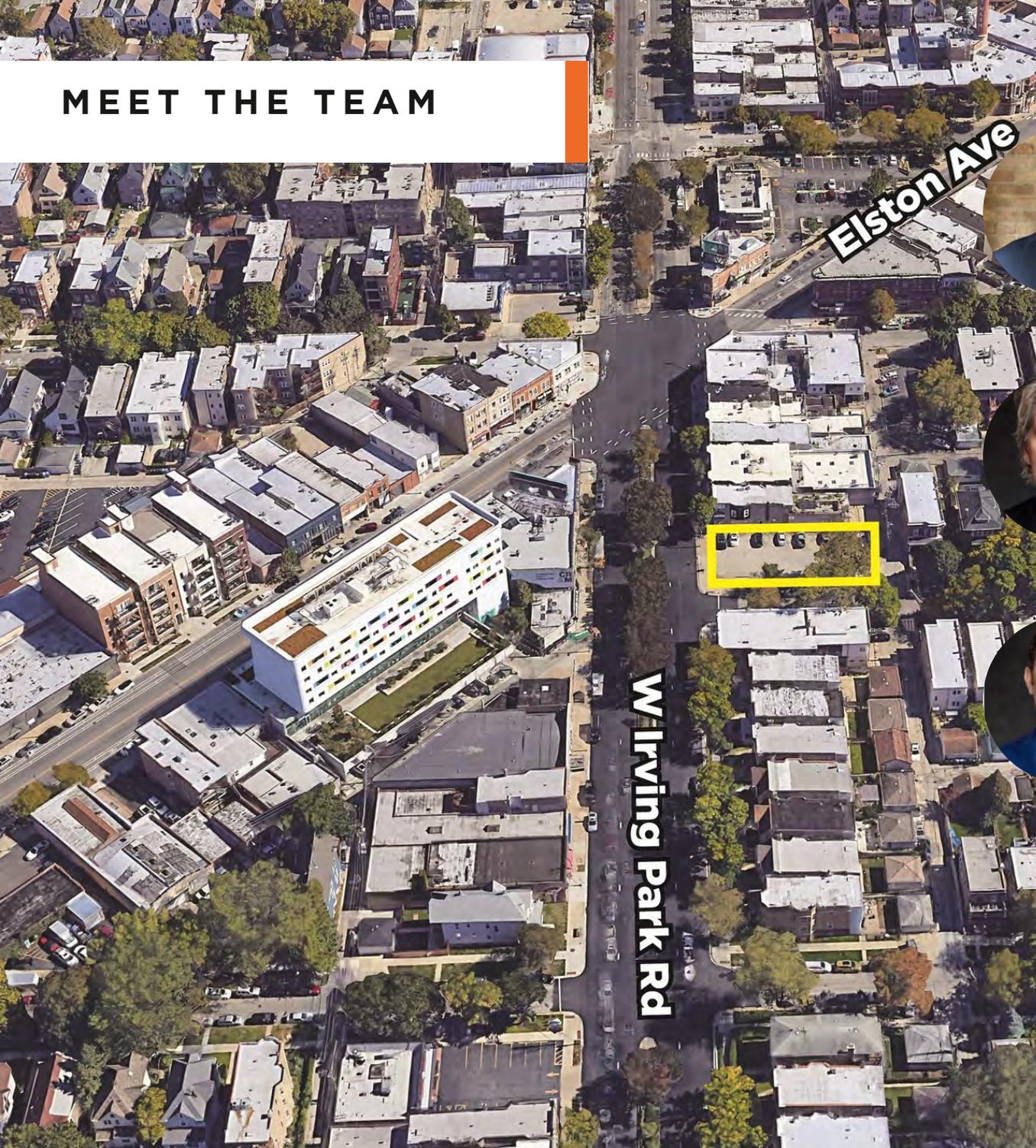
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,745	58,841	123,867
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	40	39	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	6,165	23,790	49,001
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$115,210	\$112,911	\$112,860
AVERAGE HOUSE VALUE	\$501,977	\$494,878	\$493,285

Demographics data derived from AlphaMap



MEET THE TEAM



Samuel Silveira

O: 312.414.0602

samuel.silveira@svn.com



Paul Cawthon

O: 312.676.1878

paul.cawthon@svn.com



Angelo Labriola

O: 312.676.1870

angelo.labriola@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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.



Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)