

IRVING PARK FULLY RENOVATED COMMERCIAL BUILDING WITH 2 DOCKS & 1 DID



Sale Price:	\$2,399,000 (\$167.76 PSF)
Building Size:	±14,300 SF
Land Size:	±13,050 SF
Zoning:	C1-2
# of Docks:	2 Interior Docks
# of Drive-In Doors:	1
Parking:	In front of dock/street
HVAC:	Throughout full building
Electric:	200+ Amps
Ceiling Height:	14' Clear
Taxes (2024):	\$78,588
Ward:	35th Ward
Alderman:	Carlos Ramirez-Rosa

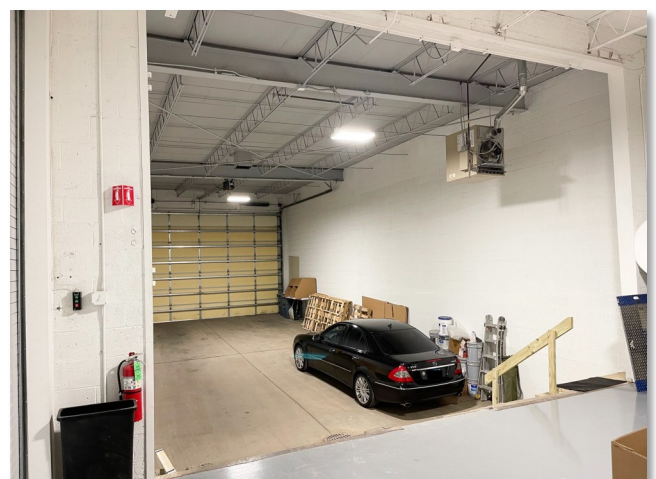
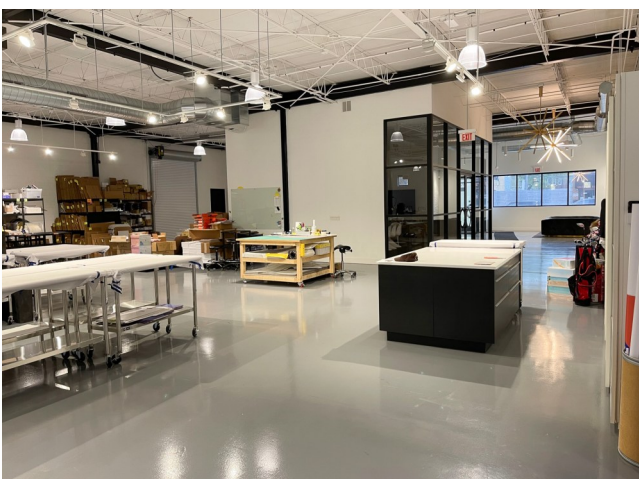
- Building fully renovated in 2019 and can be used for a wide variety of uses.
- 2 interior docks and 1 drive-in door.
- Located on high traffic Elston Ave. with excellent visibility.
- Includes general office area, two private offices, a large open area, conference room, receiving area, warehouse/storage room, kitchen, 3 bathrooms and a partial second floor vanilla box space.
- Property is 1 mile to I-90/94 Kennedy and 0.6 miles to Irving Park Blue Line CTA Station.



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PHONE: 773-736-3600

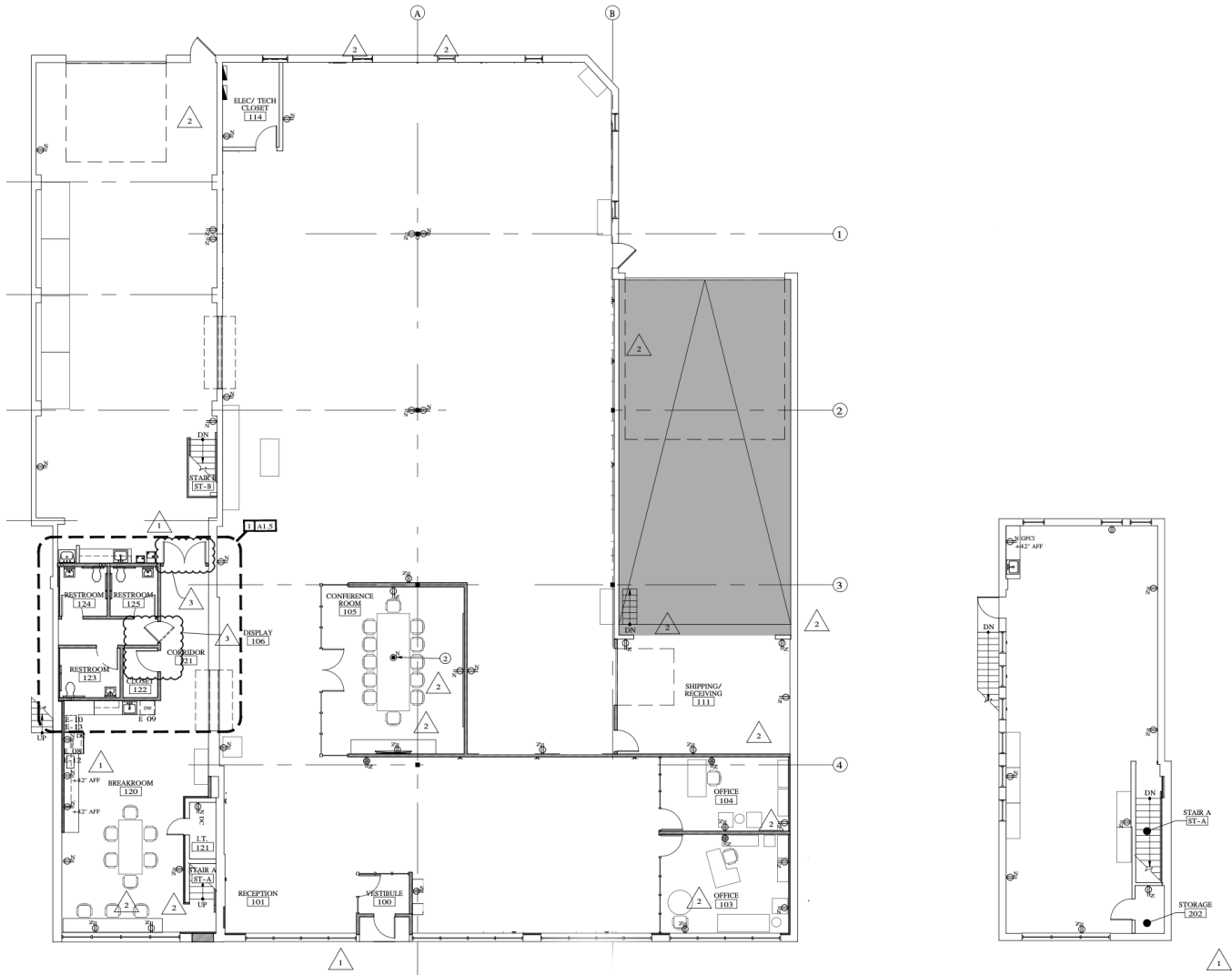
INTERIOR



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FLOOR PLAN



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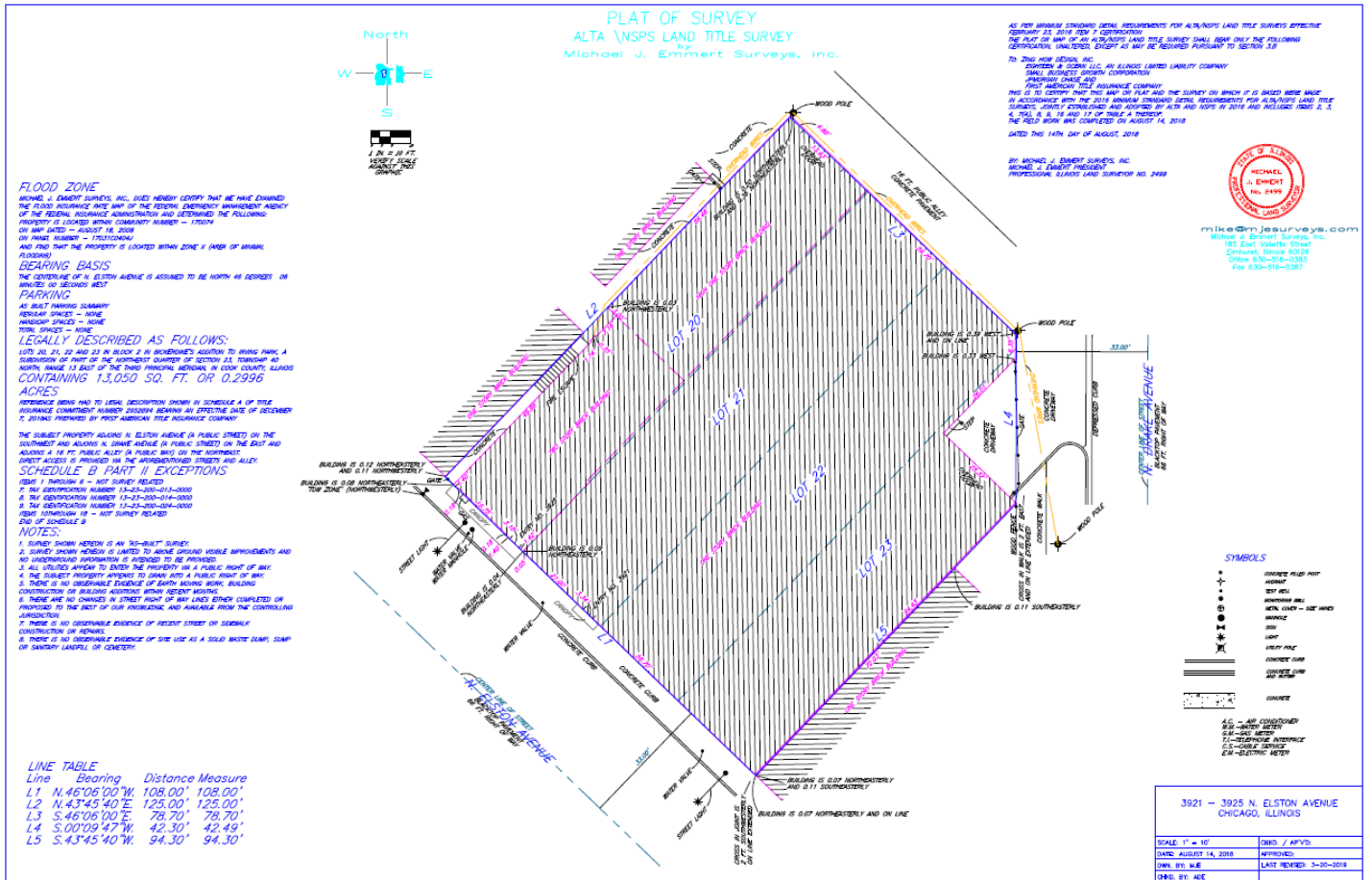
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SURVEY



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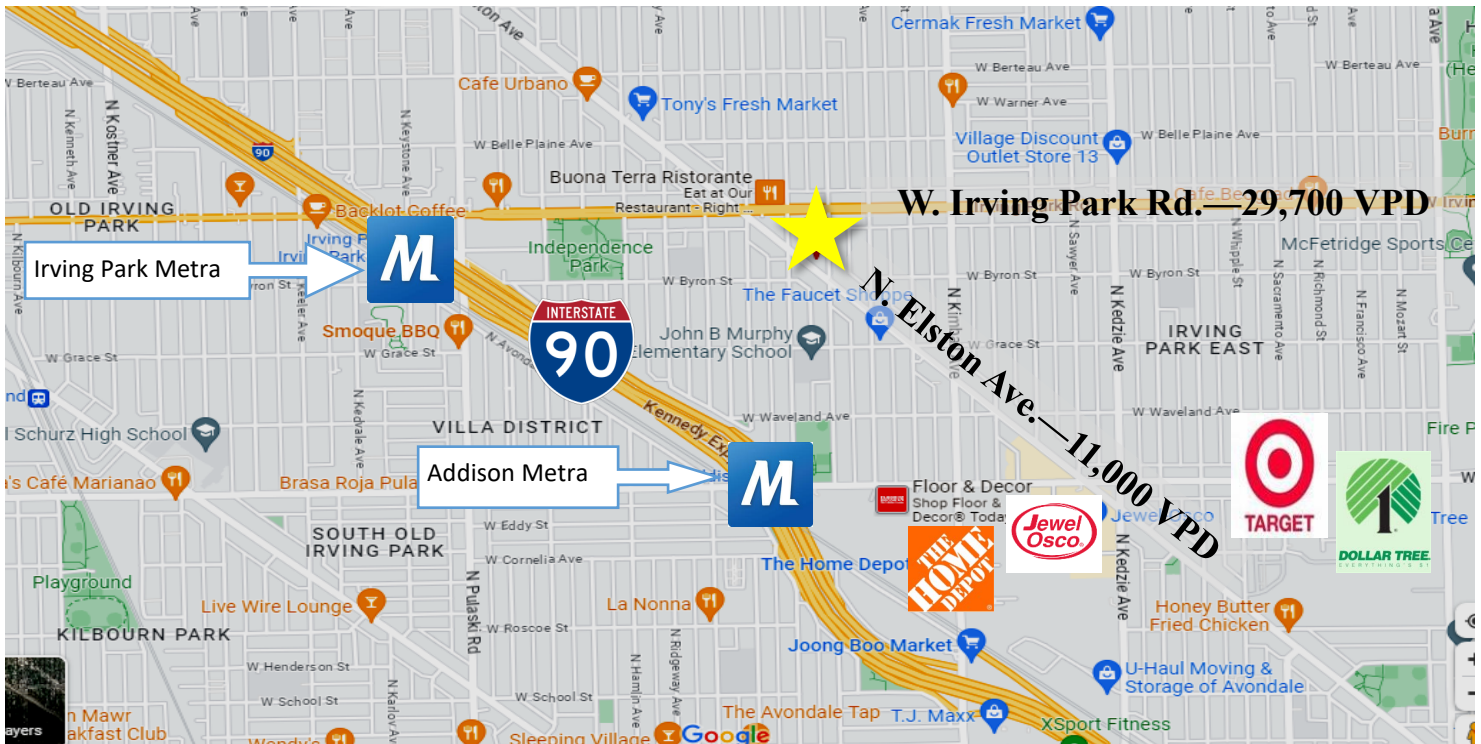
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3921-25 N. ELSTON AVE.

CHICAGO, IL. 60618

MAP



- ♦ Irving Park Blue Line Station is 0.7 miles (5 minute drive, 14 minute walk) & Addison Blue Line station is 0.5 miles (4 minute drive, 10 minute walk)
- ♦ Irving Park Commuter Rail is 0.9 miles (6 minute drive, 18 minute walk)
- ♦ 1 mile to I-90/94 Kennedy Expressway



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