

INVESTMENT OPPORTUNITY

PRIME MULTI-USE COMMERCIAL CONDO PORTFOLIO AVAILABLE FOR SALE

JAMESON.

OFFERING
MEMORANDUM

655 W IRVING PARK ROAD, CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

COMMERCIAL BROKER
maria@chicagobroker.com
773.799.0007

LAUNDRY FACILITY (LOWER LEVEL)

FULLY EQUIPPED LAUNDRY BUSINESS IN A 900-UNIT LUXURY BUILDING



- 50 commercial washers, 32 commercial dryers and 150 Tide dry cleaning lockers. All equipment included.
- Approx 2,500 SF
- \$400,000 NOI
- No maintenance contract in price
- Subject to Offer

A rare opportunity to own and operate a profitable laundry enterprise with a built-in customer base: 50 washers and 32 dryers serve the 900 residential units in this Lakeview high-rise. Strategically located within the building, the laundry area offers convenience for residents and passive income for the operator. In addition, the property includes Tide dry-cleaning lockers, adding an incremental revenue stream with zero staffing requirements. This dual-income opportunity offers reliable, low-maintenance cash flow bolstered by long-term demand from residents who rely on these services daily. All laundry machines operate on a card system. Laundry machine income will increase by 23% effective March 1, 2026.



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PROPERTY PHOTOS



ABOUT YOUR BROKERS



STEVE@CHICAGOBROKER.COM
+1 312 840 9002

STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

Areas of Specialization

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



MARIA@CHICAGOBROKER.COM
+1 773.799.0007

MARIA MCKINSEY

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



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425 W. NORTH AVENUE | CHICAGO, IL
JAMESONCOMMERCIAL.COM