



Eprus Group, Inc.

Property For Sale

**Mixed Use Building
+ Vacant Lot**

Owner user/Investor

**Apartment + Office + Warehouse
+ Vacant Lot**

Property Address:

***6133 – 6135 N. Elston
Chicago, IL 60646***

Eprus Group Inc.

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FOR SALE

Chicago, Illinois

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FOR SALE

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1. Property Summary

Turnkey Mixed-Use Building + Adjacent Gated Lot in Norwood Park (Ward 39)

Ideal Owner-User Opportunity with Office, Warehouse, Apartment & Land — Fully Vacant and Ready for Immediate Use

Introducing a rare, highly versatile mixed-use offering at **6133–6135 N. Elston Ave.** in Chicago's desirable **Norwood Park** neighborhood (Ward 39). This exceptionally well-maintained property combines a professional commercial office, a clean warehouse/garage, a large second-floor apartment, and an adjacent gated lot—creating a complete live-work-operate setup that is nearly impossible to find on the Northwest Side.

The **main commercial office space** spans approximately **1,375 SF** and features two private offices, a conference room, reception area, two washrooms, and a bright front lobby/showroom. Attached to it is a **1,000 SF warehouse/garage** with an epoxied floor—clean, bright, and ideal for storage, light industrial use, service operations, or fleet parking.

Above the commercial space sits a **large, well-maintained second-floor apartment** in excellent condition, offering immediate rental income or an ideal live-on-site arrangement for an owner-operator.

Included in the sale is an **adjacent 3,000 SF paved and gated lot**, perfect for parking, outdoor storage, expansion, or future redevelopment. With **B3-1 zoning**, the property supports a wide range of commercial and mixed-use possibilities.

The entire property is **vacant**, giving the next buyer complete flexibility from day one.





Property Highlights

- **1,375 SF commercial office** with private offices, conference room, reception, and two washrooms
- **1,000 SF attached warehouse/garage** with epoxied floor
- **Large second-floor apartment** in excellent condition
- **3,000 SF paved and gated adjacent lot** included
- **B3-1 zoning** supporting mixed-use and commercial uses
- **Fully vacant** — immediate occupancy for owner-users or tenants
- **Ideal live-work-operate configuration** with separate entrances for each component
- Near I-90 & I-94 expressways
- Located in **Norwood Park**, a stable, high-demand Northwest Side neighborhood
- **Asking Price: \$900,000**

This is a rare chance to acquire a pristine, flexible mixed-use property with additional land—perfect for an owner-user, investor, or developer seeking a well-located asset with multiple income streams and long-term upside.

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2. Building Specifications.

Two Story Bldg. Size:	3,800 sf
Main Floor Office/Warehouse:	2,400 sf
Second Floor Apartment:	1,400 sf
Lot Size:	6,000 sf
Drive in Door:	1
Zoning:	B3-1



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4. Building Photo



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5. Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	52,200	365,900	1,000,000
HH Income (Median)	\$100,000	\$99,200	\$91,300
Age (Median)	43	42	40
# of Employees	42,300	295,600	835,600

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