

# MIXED-USE PROPERTY

FOR SALE— 19,200 SF

3324 W LAWRENCE AVE,  
CHICAGO, IL 60625

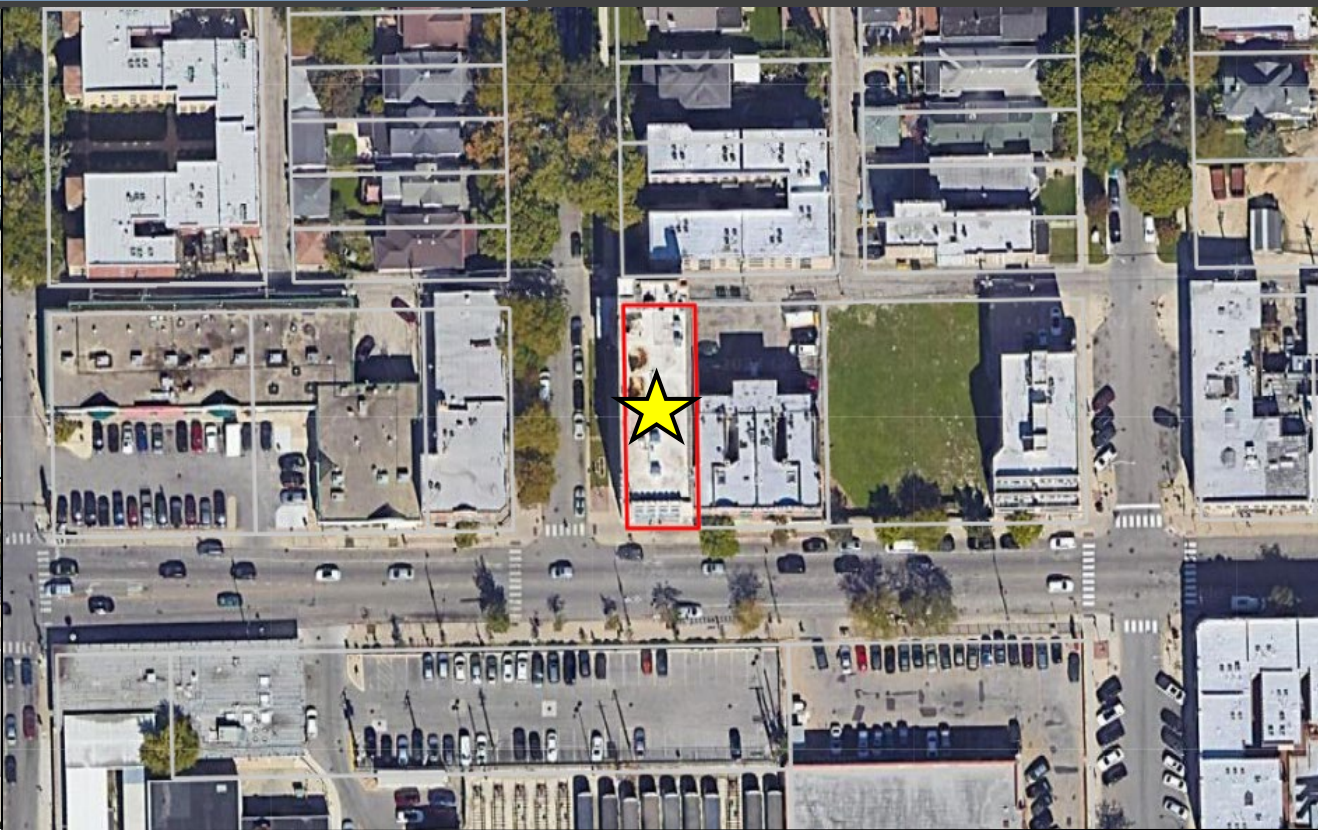


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Address:	3324 W Lawrence Ave. Chicago, IL 60625
APN:	13-11-429-025-0000
Total Building Size:	19,200 SF (4 Stories)
Total Lot Size:	5,176, SF / 0.12 AC
Zoning:	B1-2 (Neighborhood Shopping District)
Price:	Call For Price

Property Overview

3324 W Lawrence Avenue offers ±19,200 square feet across four stories in Chicago’s Albany Park neighborhood. The property is zoned B1-2, permitting active ground-floor commercial with residential above, supported by a 2.2 FAR and efficient density standards. Currently occupied by a medical use at grade, the building provides investors with clear repositioning potential into a true mixed-use asset. With its visible frontage, compact lot, and flexible zoning, the property is well positioned to capture demand for both neighborhood retail and multifamily housing along the Lawrence Avenue corridor.

Location

The site enjoys excellent connectivity, located steps from the CTA Brown Line’s Kedzie and Kimball stations and served by multiple bus routes, with quick access to I-94 via Foster Avenue. Nearby institutions such as North Park University and Northeastern Illinois University contribute to a stable daytime population, while Albany Park’s diverse restaurants, retail, and steady pedestrian activity reinforce long-term demand. This combination of transit access, institutional anchors, and neighborhood vibrancy establishes 3324 W Lawrence Avenue as a prime location for mixed-use investment.





























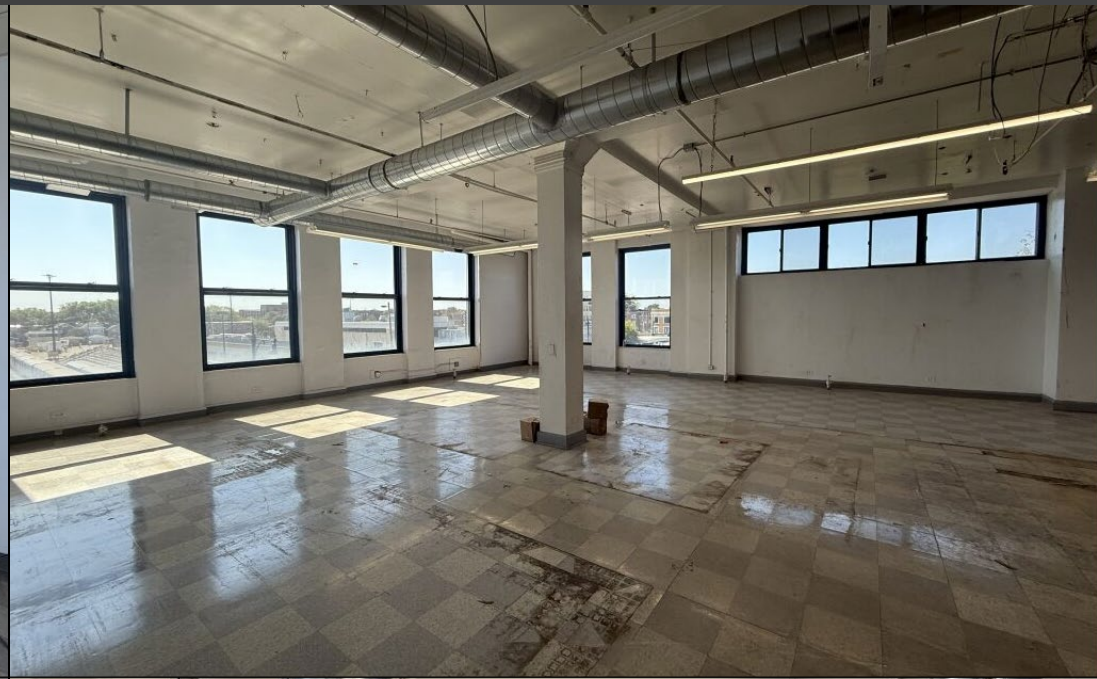








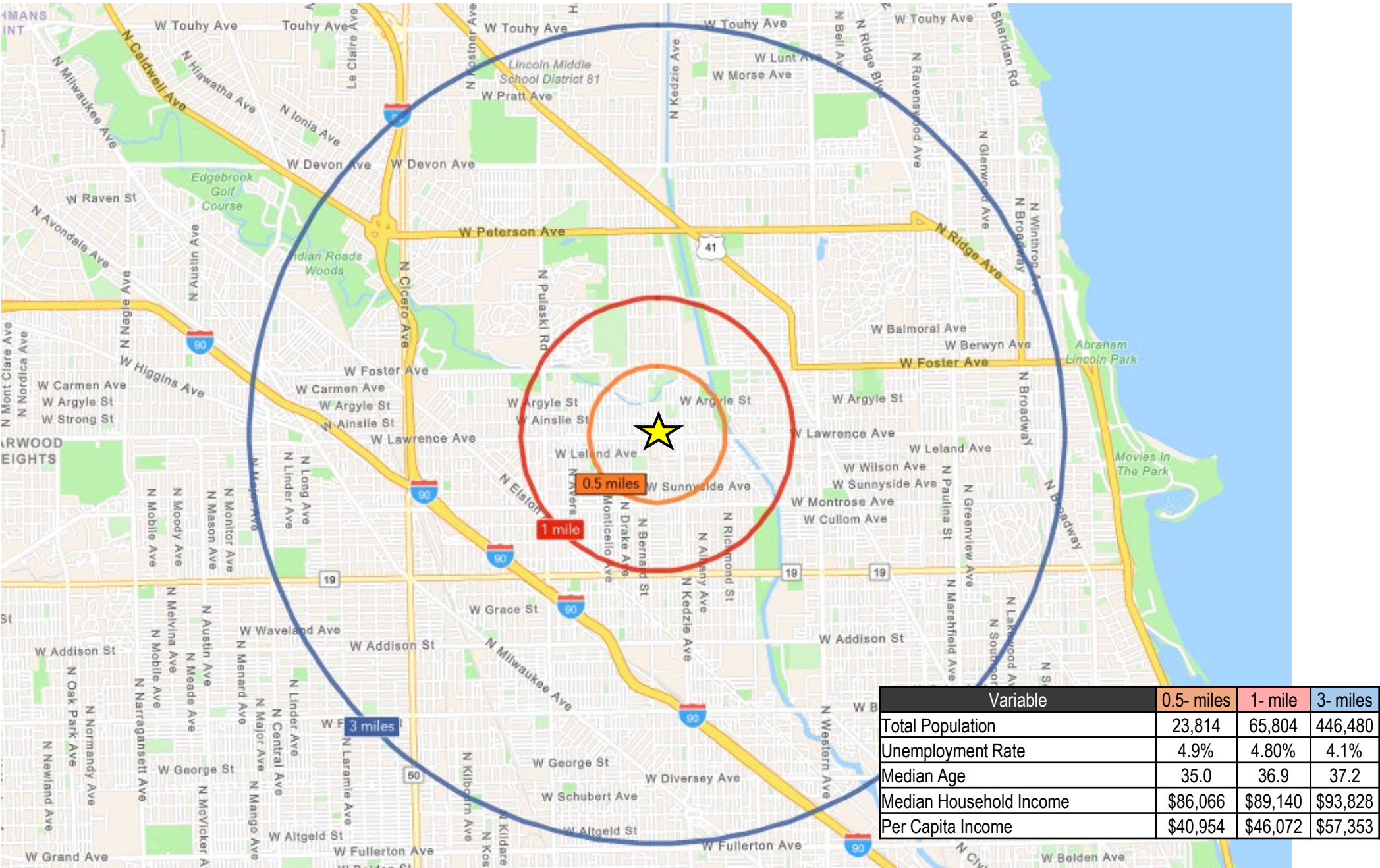


















# CONTACT US

**Max Esquivel**

Senior Associate, DEODATE Corporation