

FOR LEASE

3256 W. Bryn Mawr Ave, Chicago, IL

**f.erin
feinerman**



MINT CONDITION TURN-KEY CORNER BUILDING FOR SALE IN NORTH PARK

PROPERTY HIGHLIGHTS

- Exquisitely rehabbed and maintained 2,900 Sq. Ft. corner building for sale.
- The building recently underwent a major total rehab:
- New tankless water heater, dual central HVAC system, plumbing, electric, track lighting, brickwork, interior and exterior painting, custom retro tiles, lintels, drywall, concrete flooring, etc.
- The space can accommodate single or dual uses with their own entrances and meters.
- Two (2) rear parking spaces.
- The 13' 3" ceilings give the space an open feel.
- ADA complaint bathroom.

- Private rear room can be used for a workshop, studio, or storage.
- The previous billboard on the roof can be reinstated for additional income.
- The building will greatly benefit from a new, high-end residential redevelopment in-the-works two doors down
-

**ZONED
ALDERMAN/WARD**

B1-2
Samantha Nugent/ 39th

PRICE

UPON REQUEST

ERIN FEINERMAN

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COMMERCIAL

 atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.



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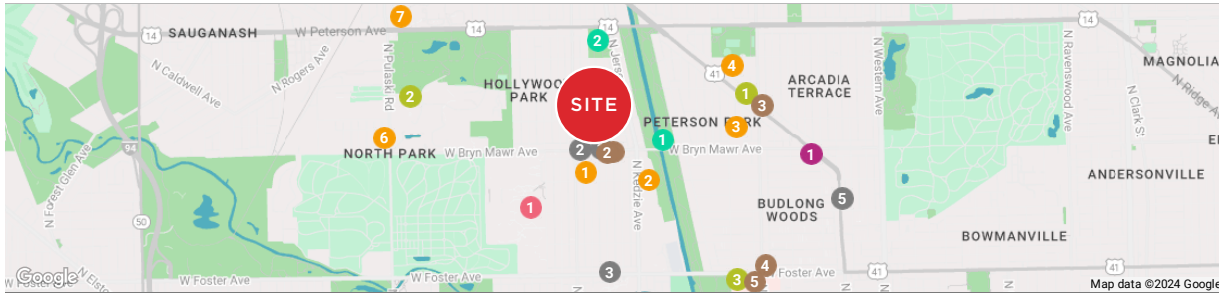


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3256 W Bryn Mawr Avenue



RESTAURANTS

- 1 Midori Japanese Restaurant
3310 WEST BRYN MAWR AVENUE,
0.0 MI
- 2 Bryn Mawr Breakfast Club
3348 W BRYN MAWR AVE, 0.1 MI
- 3 Tre Kronor
3258 WEST FOSTER AVENUE, 0.5 MI
- 4 Starbucks
6075 NORTH LINCOLN AVENUE,
0.7 MI
- 5 Mekato's Colombian Bakery
5423 NORTH LINCOLN AVENUE,
1.0 MI
- 6 Dunkin'
4821 NORTH KEDZIE AVENUE,
1.0 MI

COFFEE

- 1 Java & Mug
3247 WEST BRYN MAWR AVENUE,
0.0 MI
- 2 Outdoor Cafe
3257 WEST BRYN MAWR AVENUE,
0.0 MI

- 3 Dunkin'
5723 NORTH CALIFORNIA AVENUE,
0.7 MI
- 4 Au Bon Pain
5145 NORTH CALIFORNIA AVENUE,
0.8 MI
- 5 Starbucks
5140 NORTH CALIFORNIA AVENUE,
0.8 MI

SHOPPING

- 1 Second City Scooters
5578 NORTH LINCOLN AVENUE,
0.8 MI

GROCERY

- 1 City Fresh Market
3201 WEST DEVON AVENUE, 1.0 MI
- 2 ALDI
6220 NORTH CALIFORNIA AVENUE,
1.0 MI

GYM

- 1 Elite Strength And Fitness
5757 NORTH LINCOLN AVENUE,
0.6 MI

- 2 Peterson Park
Gymnastics Center
5801 NORTH PULASKI ROAD, 0.8 MI
- 3 Endeavor Health Fitness
& Wellness Center –
Galter Life Center
5157 NORTH FRANCISCO AVENUE,
0.8 MI

SCHOOLS

- 1 Peterson Elementary
School
5510 NORTH CHRISTIANA AVENUE,
0.1 MI
- 2 Northside College Prep
5501 NORTH KEDZIE AVENUE,
0.2 MI
- 3 Jamieson Elementary
School
5650 NORTH MOZART STREET,
0.5 MI
- 4 Mather High School
5835 NORTH LINCOLN AVENUE,
0.6 MI
- 5 Clinton Elementary
School
6110 NORTH FAIRFIELD AVENUE,
0.9 MI

- 6 Wonder Montessori
School
5630-5644 NORTH PULASKI ROAD,
0.9 MI
- 7 CICS Northtown Academy
3900 WEST PETERSON AVENUE,
1.0 MI

ENTERTAINMENT

- 1 WTTW 11
5400 NORTH SAINT LOUIS AVENUE,
0.4 MI

PARKS

- 1 Legion Park Natural Area
NORTH SHORE CHANNEL TRAIL,
0.2 MI
- 2 Hollywood Park
3312 WEST THORNDALE AVENUE,
0.4 MI
- 3 Kiwanis Park
3315 WEST CARMEN AVENUE,
0.7 MI
- 4 River Park Dog Friendly
Area
5100 NORTH FRANCISCO AVENUE,
0.8 MI
- 5 River Park Canoe and
Kayak Launch
CHICAGO, 0.8 MI

demographics

| | 1 mile | 3 mile | 5 mile |
|---|----------|-----------|-----------|
| 2024 Estimated Population | 44,372 | 428,733 | 1,010,197 |
| 2024 Estimated Households | 16,283 | 184,467 | 438,792 |
| 2024 Estimated Average Household Income | \$96,406 | \$113,407 | \$123,189 |



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