



Mixed Use		MLS #:	12373775	List Price:	\$849,900
Status:	ACTV	List Date:	05/28/2025	Orig List Price:	\$849,900
Area:	8016	List Dt Rec:	05/28/2025	Sold Price:	
Address:	4369 N Elston Ave , Chicago, IL 60641				
Directions:	Irving Park Road East of I-90 (Kennedy Expressway) to Pulaski Road North to Elston Ave North West to Property on right-hand side of the Street.				
Closed Date:		List. Mkt Time:	24	Rented Price:	
Off Mkt Date:		Contract:		Lease Price SF/Y:	\$0
Township:	Jefferson	Concessions:		Mthly. Rnt. Price:	
Year Built:	1925	Unincorporated:	No	CTGF:	
Zoning Type:	Other	Built Before 78:	Yes	# of Stories:	2
Actual Zoning:	B3-1	PIN #:	12154050130000	Multiple PINs:	No
		County:	Cook	Owners Assoc:	No
		Relist:		Lease Type:	N/A
Subtype:	Apts/Ofc/Store				
Lot Dimensions:	0.67 ACRES				
Land Sq Ft:	2950	Apx. Total SF:	5034	Estimated Cam/Sf:	
List Price Per SF:	\$168.83	Sold Price Per SF:	\$0	Est Tax per SF/Y:	
				Financing:	

Remarks: **A RARE MIXED-USE INVESTMENT OPPORTUNITY IN THE HEART OF THRIVING IRVING PARK... Offered for the first time in nearly 30 years, this is an exceptional opportunity to acquire a well-maintained, income-generating mixed-use property in one of Chicago's most rapidly appreciating neighborhoods. Located along the high-traffic Elston Avenue corridor, this turnkey asset delivers the perfect combination of residential stability, commercial upside, and pride of ownership. Lovingly cared for by the same owner since 1996, the building has been thoughtfully maintained with affordability, ease of management, and community connection in mind. The ground-floor commercial space has served as a neighborhood sanctuary—a warm, welcoming destination where patrons found not just service, but belonging and friendship. PROPERTY HIGHLIGHTS: (2) UPDATED RESIDENTIAL UNITS | Each 2-bedroom, 1-bath apartment offers spacious layouts and modern finishes ideal for today's renters. Comparable second-floor units in similarly trafficked areas have recently rented between \$1,700 and \$1,850 per month, demonstrating strong demand and income potential, ESTABLISHED COMMERCIAL COMPONENT | The 2,500+ SF fully built-out bar presents a flexible opportunity for hospitality, retail, or creative reuse. Recent short-term commercial leases in the area have ranged from \$18 to \$23/SF/YR, equating to \$3,750 to \$4,800 per month in potential gross rent, TURN-KEY INVESTMENT | Recent updates make this a move-in-ready solution for both residential and commercial tenants, minimizing capital expenditures for new ownership, PRIME LOCATION | Nestled in the heart of Irving Park, the property benefits from excellent public transit access (Blue Line, Metra, CTA), proximity to the Kennedy Expressway, and walkable access to local amenities, restaurants, and services. WHY INVEST HERE? ...Irving Park continues to demonstrate strong fundamentals, with increasing property values, short market times, and ongoing demand for both residential and commercial spaces. Its walkability, historic character, and diverse community appeal to a wide range of tenants, contributing to consistent occupancy and upward-trending rents. This mixed-use property offers investors: (1) Multiple income streams, (2) Stable rental demand, (3) Attractive rental comps, and (4) Long-term appreciation potential. Whether you're looking to expand your portfolio, establish a business, or own a piece of a truly connected community, this property presents a compelling opportunity in one of Chicago's most dynamic neighborhoods. Contact us today to schedule your private tour and explore this rare chance to own a legacy asset in ever-growing Irving Park.**

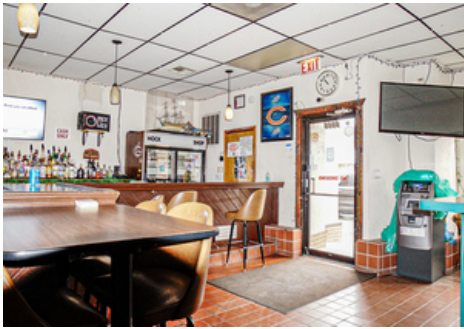
Total # Units:	3	Total # Tenants:	3	Total # Apartments:	2	Total # Offices:	0	Total # Stores:	1
# Dishwashers:	3	# Washers:	2	# Dryers:	2	W/D Leased?:		# Ranges:	2
# Disposals:		# Fireplaces:		# Refrigerators:	2	# Window AC:			
Office SqFt:		Manufacturing SqFt:		Retail SqFt:	2500	Warehouse SqFt:		Other SqFt:	2000

Approx Age:	Older	Roof Structure:	Flat	Water Drainage:	Floor Drains, Storm Sewers
Type Ownership:	Limited Partnership	Roof Coverings:	Reflective Coating	Utilities To Site:	Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site, Sewer-Public, Cable
Frontage/Access:	City Street	Docks/Delivery:	None	Tenant Pays:	All Utilities
Current Use:	Restaurant/bar, Residential	Misc. Outside:	Balcony/ies, Enclosed Stairs, Fire Escape, Accessible Entrance, Storms & Screens (as exist)	Equipment:	TV-Cable, CO Detectors, Ceiling Fan, Sump Pump, Multiple Water Heaters, Water Heater-Gas
Potential Use:	Apartments, Restaurant, Retail, Office/Medical, Office/Retail	# Parking Spaces:	1	HERS Index Score:	
Client Needs:		Indoor Parking:		Green Disc:	
Client Will:		Outdoor Parking:	1-5 Spaces, Assigned Spaces, Lighted, Open, Paved, Parking On-Site	Green Rating Source:	
Known Encumbrances:		Parking Ratio:		Green Feats:	
Location:	Central Business District, Mixed Use Area	Misc. Inside:	Air Conditioning, Accessible Washroom/s, Inside Corridor/s, Multi-Tenant, Private Restroom/s, Public Restroom/s, Storage Inside, Basement, Laundry Room	Backup Info:	
Geographic Locale:	Chicago North, Chicago Northwest	Floor Finish:	Wood	Sale Terms:	Conventional
Construction:	Brick	Air Conditioning:	Central Air, Central Individual	Possession:	Closing, Specific Date
Exterior:	Brick	Electricity:	Circuit Breakers, Separate Meters, 101-200 Amps, Single Phase	Gas Supplier:	value
Foundation:	Concrete	Heat/Ventilation:	Central Heat/Indiv Controls, Forced Air, Gas, Hot Water, Operable Windows	\$addtruncate>Other	
		Fire Protection:	Fire Extinguisher/s, Smoke or Fire Protectors, Carbon Monoxide Detector(s)	Electric Supplier:	Commonwealth Edison

Gross Rental Income:	\$8,500	Expense Source:	Combination	Fuel Expense (\$/src):	\$0/
Gross Rent Multiplier:	8.33	Net Operating Income Year:	2024	Electricity Expense (\$/src):	\$0/
Total Annual Expenses:	\$15,863	Total Annual Income:	\$102,000	Water Expense (\$/src):	\$0/
Annual Net Operating Income:	\$86,137	Tax Year:	2023	Scavenger Expense (\$/src):	\$0/
Total Monthly Income:	\$8,500	Expense Year:	2024	Insurance Expense (\$/src):	\$0/
Real Estate Taxes:	\$10,862.99	Cap Rate:	6.43	Other Expense (\$/src):	\$0/

Broker: **Corcoran Urban Real Estate (18649) / (312) 528-9200**
List Broker: **Jazmyne Zasanski (896600) / (773) 544-4268 / jazmyne@corcoranurban.com**
CoList Broker: **Chris Vernald (183031) / (630) 330-7191** More Agent Contact Info:

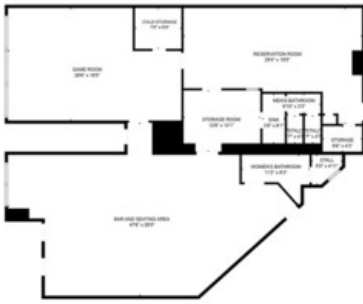
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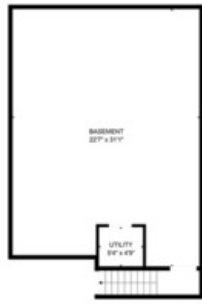
Commercial Unit - Bar and Side Seating Area - Main Level



Commercial Unit - Bar - Main Level



Commercial Unit - Game Room - Main Level



Commercial Unit - Game Room - Main Level



Commercial Unit - Floor Plan - Main Level



Commercial Unit - Floor Plan - Lower Level



Unit 2W - Living Room - 2nd Level

Unit 2W - Dining Area - 2nd Level

Unit 2W - Kitchen - 2nd Level

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Unit 2W - Primary Bedroom - 2nd Level



Unit 2W - Bathroom - 2nd Level



Unit 2W - 2nd Bedroom - 2nd Level



Unit 2W - Laundry Area - 2nd Level



Unit 2W - Floor Plan - 2nd Level



Unit 2E - Living Room - 2nd Level



Unit 2E - Kitchen - 2nd Level



Unit 2E - Primary Bedroom - 2nd Level



Unit 2E - Bathroom - 2nd Level

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Unit 2E - 2nd Bedroom - 2nd Level



Unit 2E - Laundry Room - 2nd Level



Unit 2E - Deck - 2nd Level



Unit 2E - Floor Plan - 2nd Level

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