South Old Irving Park

Four-story multi-unit mixed-use investment property with parking available for sale and lease.

KG KUDAN GROUP

1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	2-Mile	5-Mile
2010 Population	212,276	746,575
2022 Population	212,276	732,931
2027 Population Projection	211,545	721,627
Annual Growth 2010-2022	0.4%	-0.2%
Annual Growth 2022-2027	-0.1%	-0.3%
Households		
2010 Households	94,741	329,626
2022 Households	95,952	317,894
2027 Household Projection	95,021	311,742
Income		
Avg. Household Income	$81,252	$106,347
Median Household Income	$56,706	$75,901

Source: Costar

Nearby Businesses

Thai Aree House
Lindholm Roofing
La Michoacana Ice Cream
Deleite's Pizza & Mexican
Nutri Magic Dance Studio
Bia's Cafe

Location: Old Irving Park

Old Irving Park is a neighborhood within Chicago's Irving Park community. The borders are Montrose to the North, Addison to the South, Pulaski Avenue to the East, and the Milwaukee Road Railway to the West.

Many who live in Old Irving Park will tell you they feel like they have the best of both worlds—the conveniences of the city combined with the charm of the suburbs.

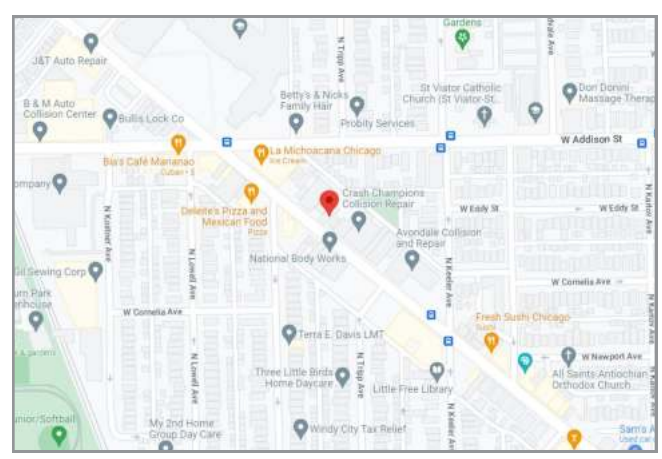
—oldirvingpark.com

Property Description

Built in 2010, this mixed-use building is offered as an investment or for an owner/operator, as the property features a commercial retail space, available in the short term. All but one of the eight two-bedroom, two-bath apartment units are leased.

Map

On North Milwaukee Avenue Between North Kildare Avenue and North Avenue.



Purchase Price:	$2,600,000 (Real Estate)	**Property Taxes:**	$12,231.40 (2021)
Lease Rate:	$22/SF Modified Gross	**OpEx:**	N/A
Size (Approx.):	1,400 SF (Retail), 11,068 SF (Bldg.), 7,619 SF (Lot)	**Zone:**	B2-2

For additonal information or to schedule a showing, contact:

Adam Salamon 312-575-0480 (Ext. 16)
773-531-4806 (Cell)
adam@kudangroup.com