



BUILDING
FOR SALE

+/- 2,284 SF
+/- 0.307 AC

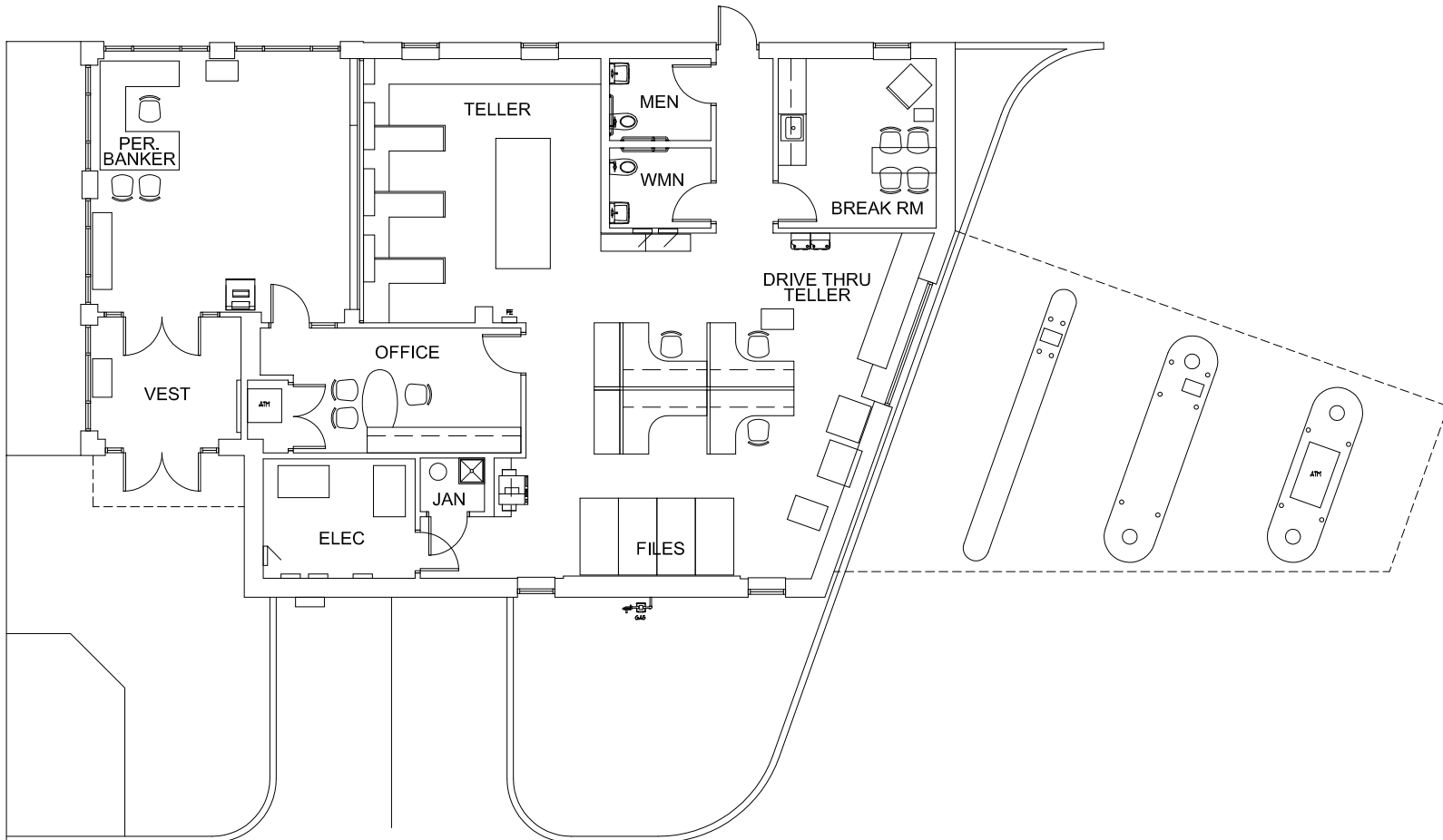
2139 W. IRVING PARK • CHICAGO, ILLINOIS 60618

CBRE

PROPERTY INFO

- **Confidential listing:** Do not disturb current tenant
- **Asking Price:** \$2,300,000
- **Building Size:** +/- 2,284 SF
- **Land Size:** +/- 0.307 AC
- **Traffic Count:** 26,100 VPD
- **Taxes:** (2022) \$38,900.38
- **Pin Number:** 14-19-104-004
- **Zoning:** B1

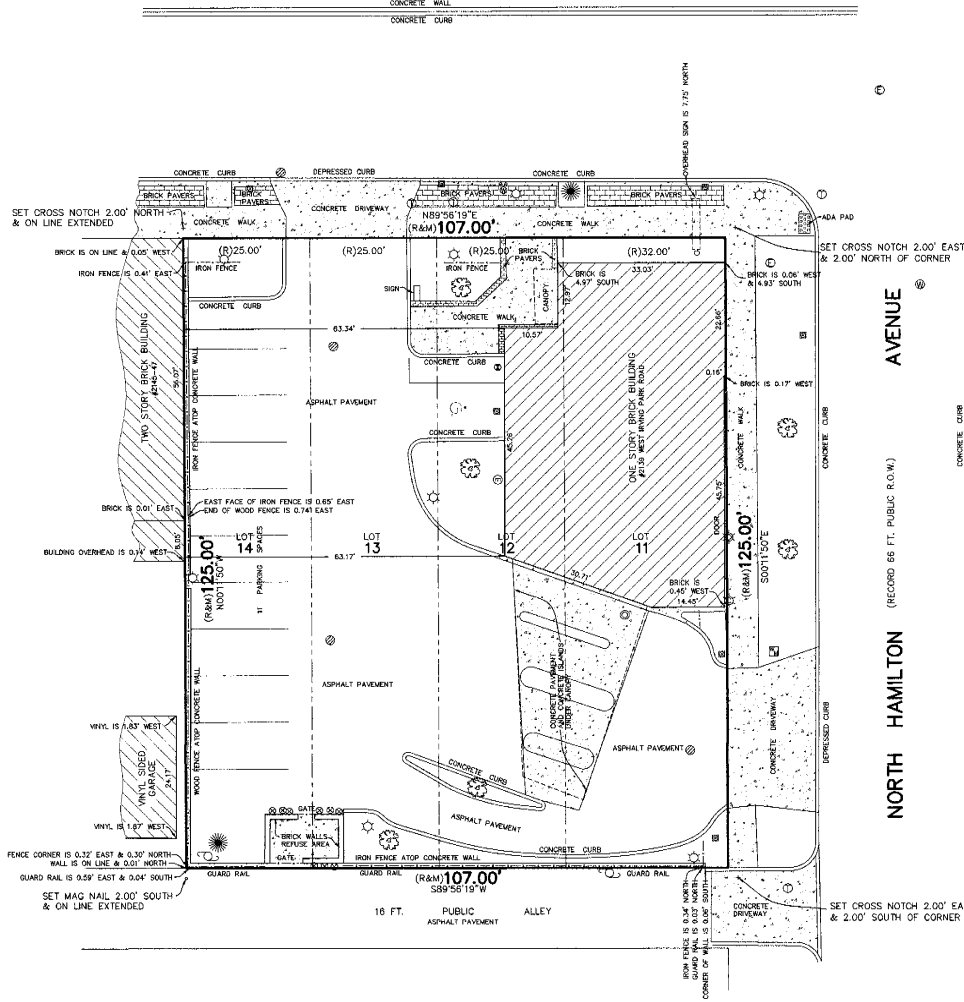
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	58,053	570,972	1,144,422
AVERAGE HH INCOME	\$182,615	\$136,632	\$131,410
DAYTIME POPULATION	45,564	421,107	923,763



SURVEY

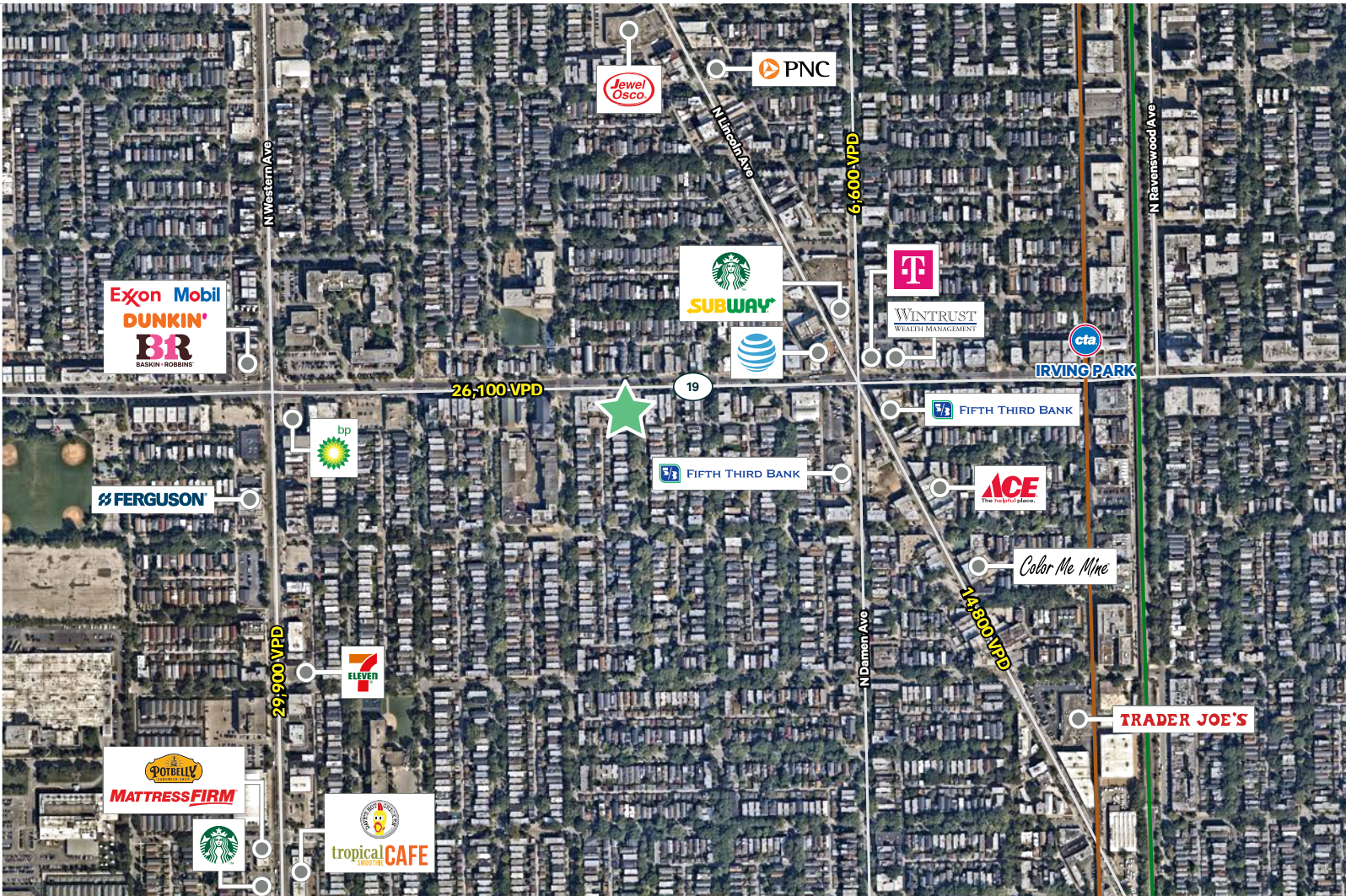
WEST IRVING PARK ROAD

(RECORD 100 FT. PUBLIC R.O.W.)

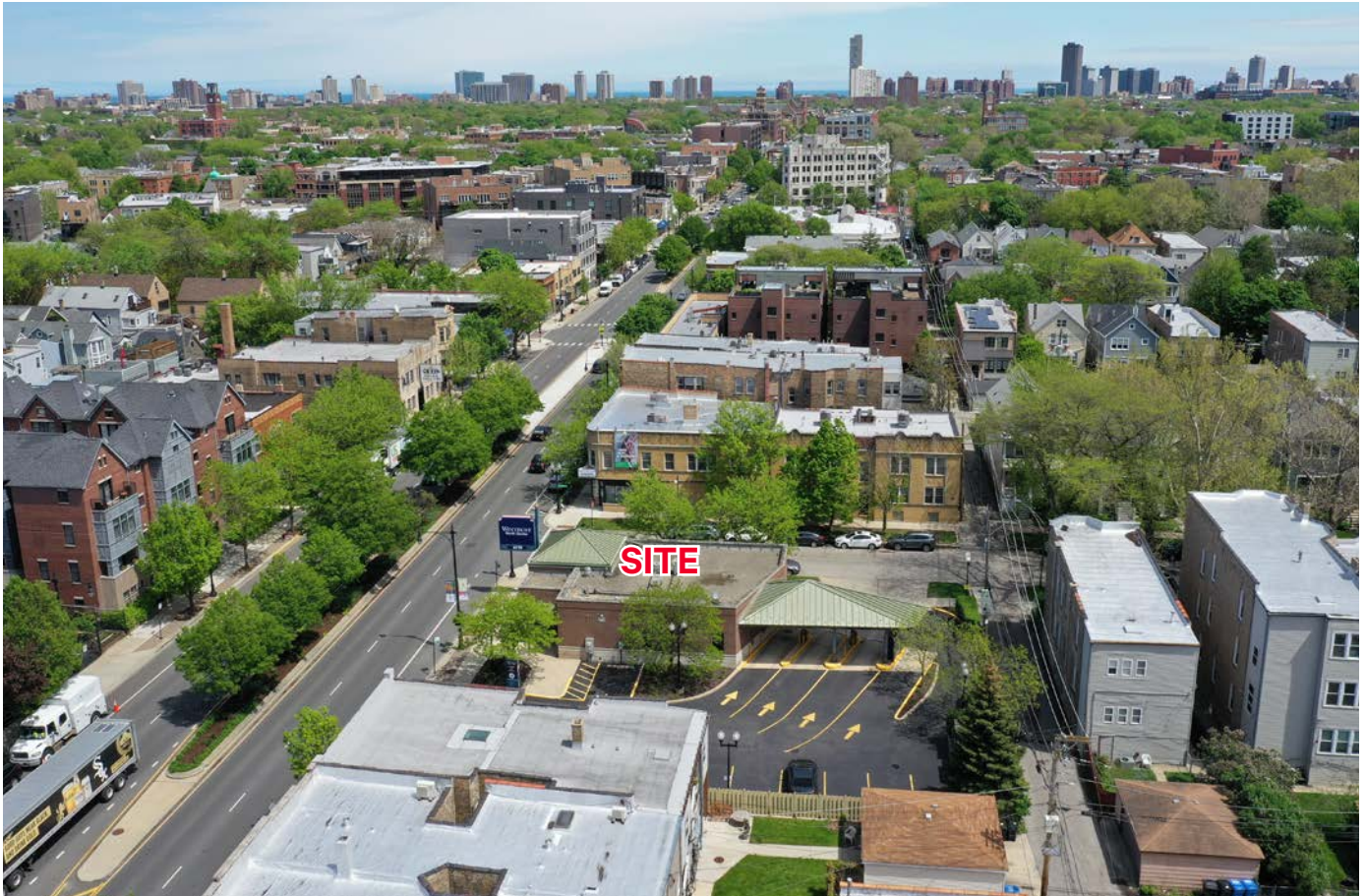


NORTH HAMILTON AVENUE
(RECORD 66 FT. PUBLIC R.O.W.)

AERIAL



PHOTOS



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CONTACT US

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