

FOR SALE



# Commercial Mixed Use in Logan Square

2617 W Fullerton Ave  
Chicago, IL 60647



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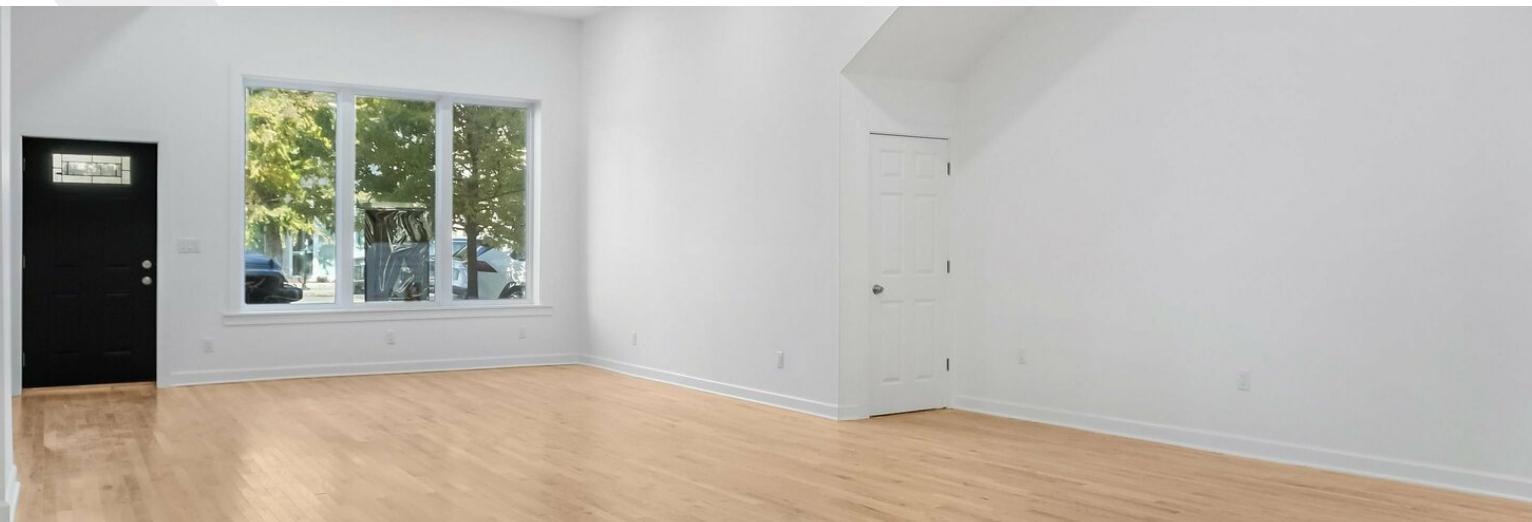
Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Presenting a rare opportunity to own a fully renovated mixed-use property in the heart of Logan Square. Perfectly positioned on high-traffic Fullerton Avenue, this asset offers strong visibility, excellent walkability, and close proximity to public transportation.

This turnkey property combines income potential with long-term appreciation in one of Chicago's most dynamic neighborhoods. Ideal for investors or owner-users seeking both residential and commercial income streams.

Schedule a showing today!

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	4
Lot Size:	3,000 SF
Building Size:	3,931 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,200	7,918	29,414
Total Population	6,818	16,623	62,545
Average HH Income	\$144,378	\$149,898	\$154,900

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# Property Description

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## PROPERTY DESCRIPTION

Presenting a rare opportunity to own a fully renovated mixed-use property in the heart of Logan Square. Perfectly positioned on high-traffic Fullerton Avenue, this asset offers strong visibility, excellent walkability, and close proximity to public transportation.

The building features a versatile ground-floor retail space with an attached 1-bedroom, 1-bath live/work unit that can be combined for business use or rented separately. This unit has been rented with tenant moving in Jan 1, 2026.

A two-car garage and small private yard add valuable amenities not often found in the area.

The upper floors house two beautifully updated residential units: A modern 1-bedroom, 1-bath apartment with brand new finishes. A spacious 3-bedroom, 2-bath residence featuring open layouts, new kitchens, bathrooms, and appliances—perfect for an owner-occupant or premium rental.

## LOCATION DESCRIPTION

Discover the vibrant energy of Logan Square, an enticing neighborhood in the heart of Chicago. Known for its dynamic mix of dining, entertainment, and cultural attractions, the area surrounding the property at 2617 W Fullerton Ave offers a bustling urban experience. Nearby, Logan Square's iconic Centennial Monument and green spaces provide a breath of fresh air amidst the cityscape. With a diverse array of trendy cafes, artisanal eateries, and chic boutiques, this thriving community attracts both residents and businesses alike. Investors seeking a prime location for an office or office building will find the unique character and strategic positioning of this area to be an appealing opportunity for future growth and success.

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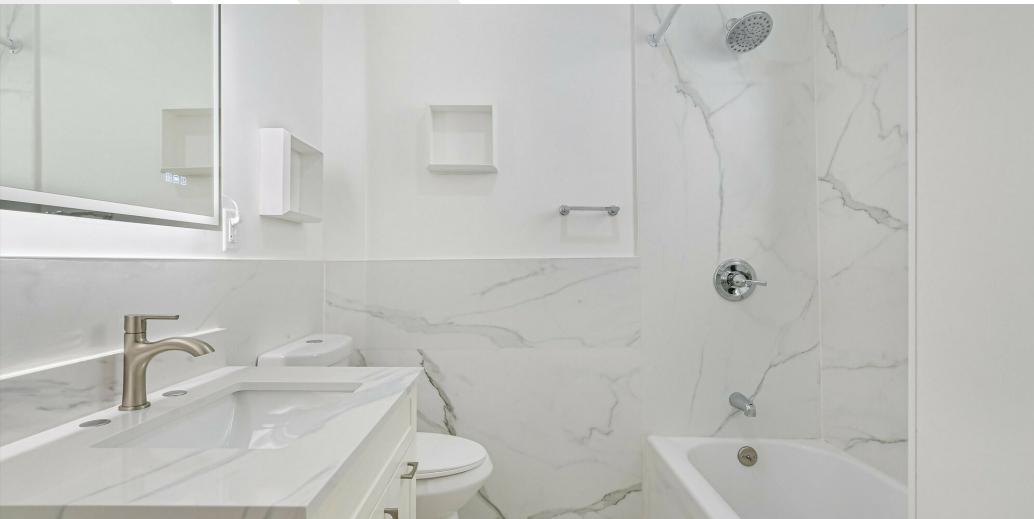
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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Highlights:
- Fully renovated mixed-use building
- Retail + 3 residential units (1/1 live/work, 1/1, and 3/2)
- Two-car garage + private yard
- High-traffic Logan Square location near restaurants, shops, and CTA



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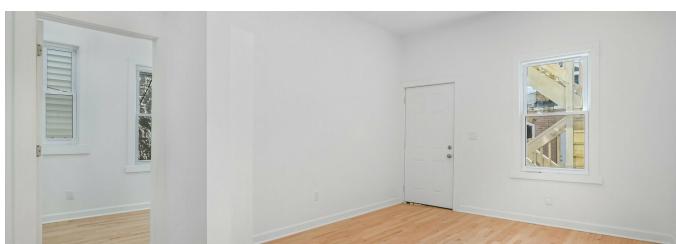
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# Additional Photos

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Section 2

# Location Information



# Location Map

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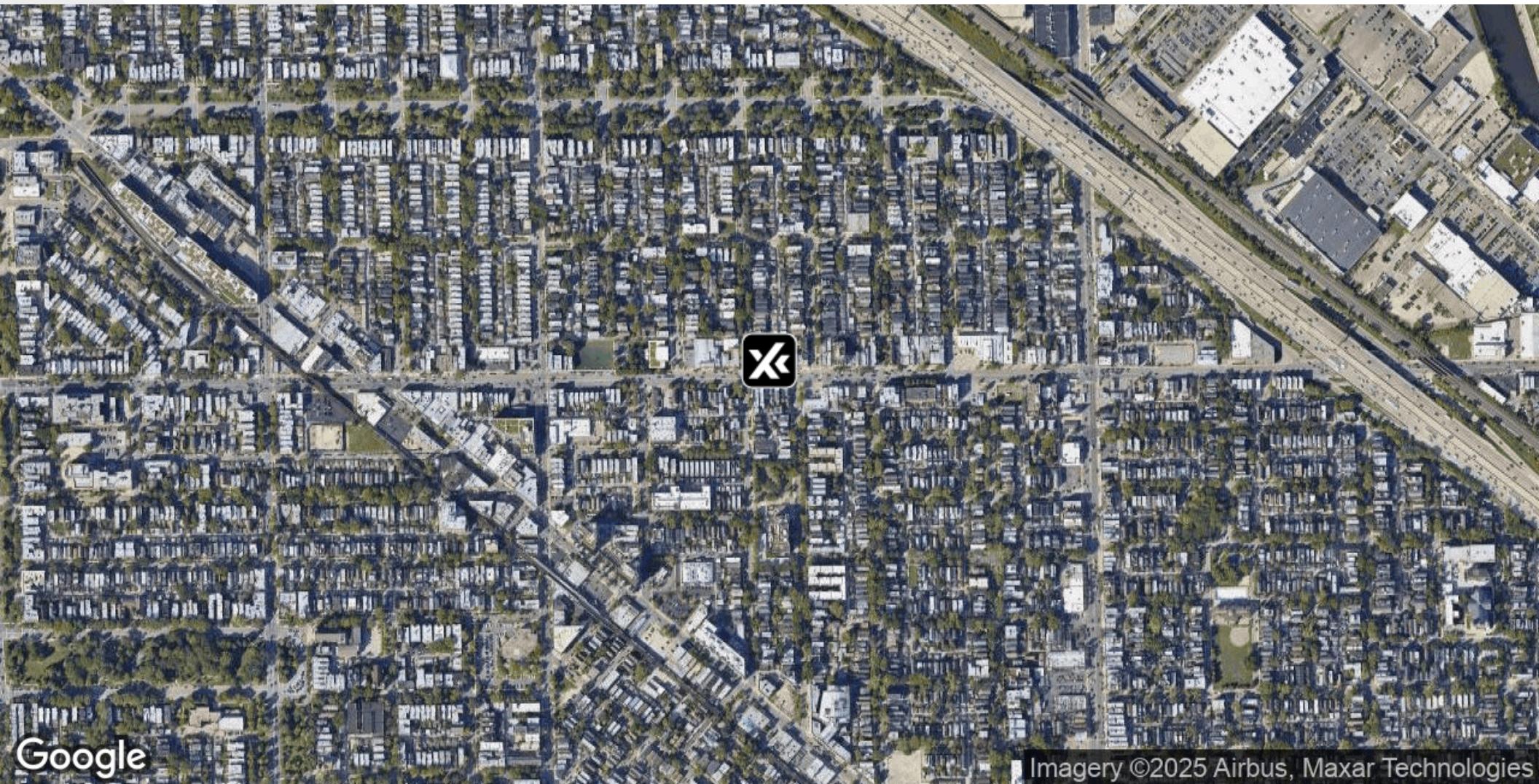
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# Aerial Map

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# Floor Plans

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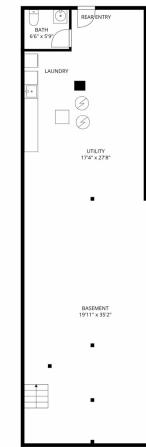
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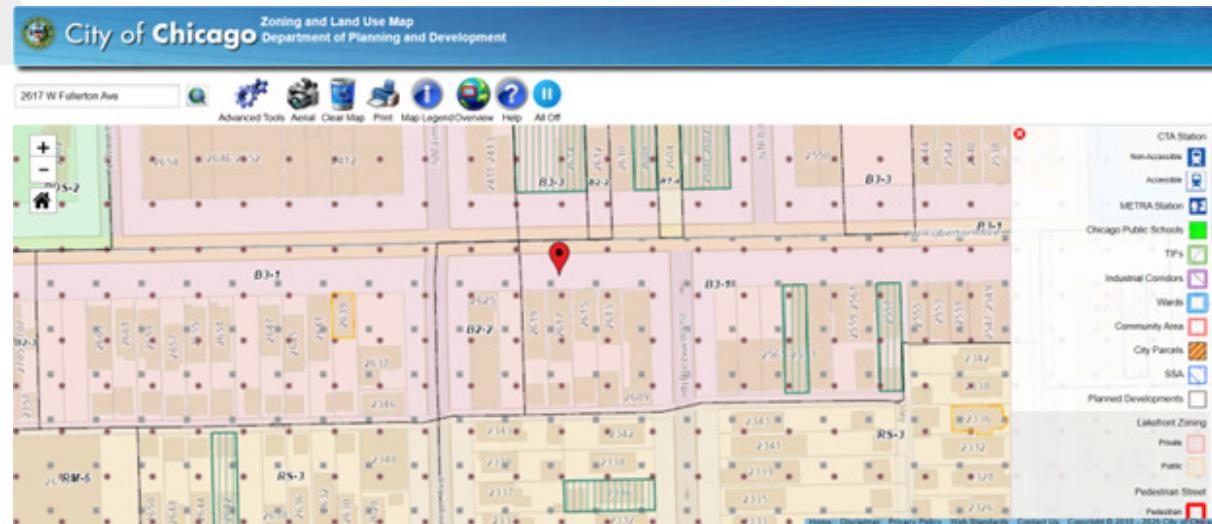
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# Site Plans

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# Unit Mix Summary

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
3 Bedroom	3	2.5	1	25%	-	-	-	\$3,400	\$3,700	\$3,600	-	-
1 Bedroom	1	1	1	25%	-	-	-	\$1,700	\$2,200	\$1,800	-	-
Retail	-	0.5	1	25%	700 SF	-	-	\$24	\$26	\$2,058	\$2.94	-
Unit 1A - 1Bed	1	1	1	25%	610 SF	\$1,925	\$3.16	-	-	-	-	-
<b>TOTALS/AVERAGES</b>			<b>4</b>	<b>100%</b>	<b>655 SF</b>	<b>\$1,925</b>	<b>\$3.16</b>	<b>\$1,708</b>	<b>\$1,975</b>	<b>\$2,486</b>	<b>\$2.94</b>	<b>\$0</b>

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Section 3

# Demographics

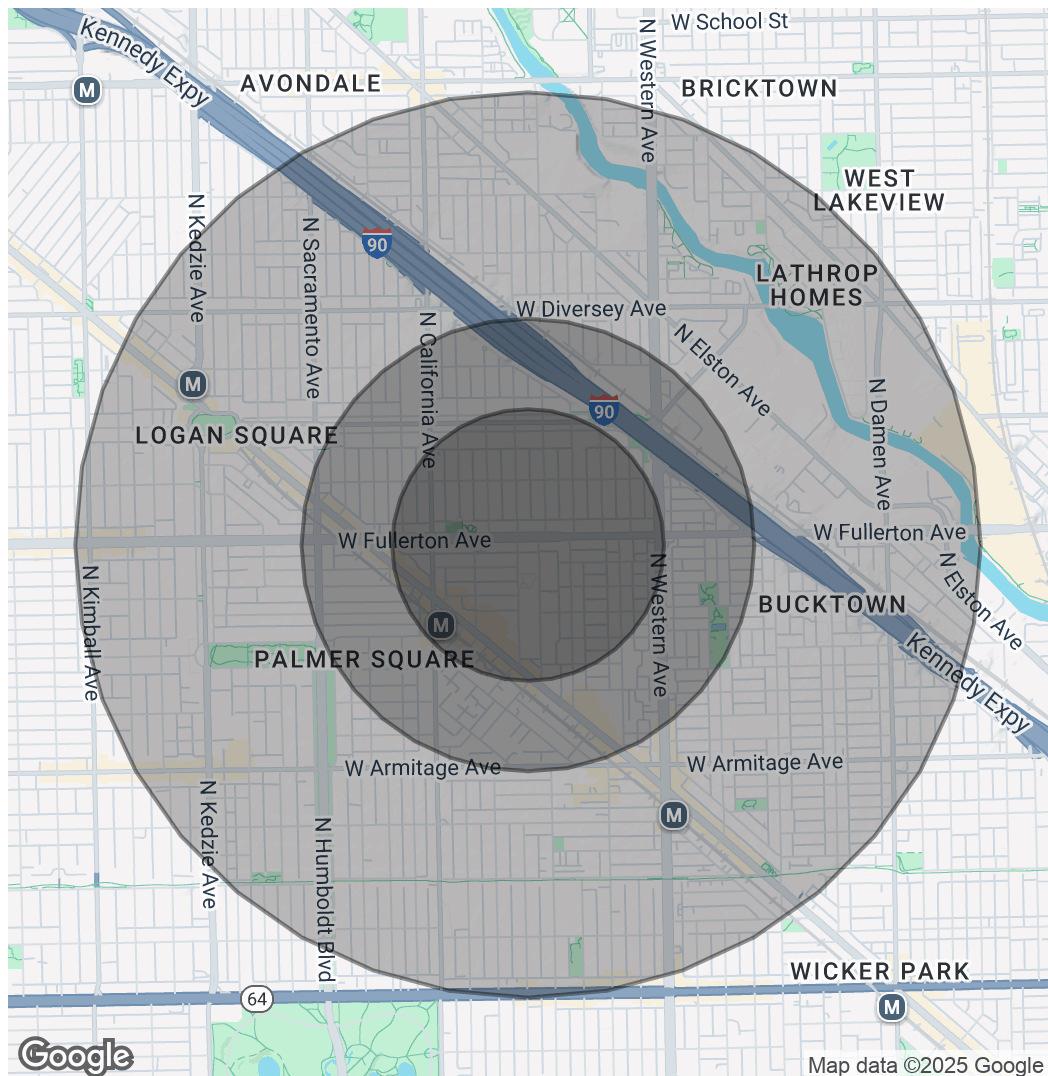


# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,818	16,623	62,545
Average Age	36	36	36
Average Age (Male)	36	36	36
Average Age (Female)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,200	7,918	29,414
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$144,378	\$149,898	\$154,900
Average House Value	\$710,569	\$722,726	\$707,512

Demographics data derived from AlphaMap



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Section 4

# Advisor Bios



# Advisor Bio 1

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**LEXI Nawrocki**

Advisor

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Direct: **312.618.3698**

IL #475194108 // FL #SL3552505 /

## PROFESSIONAL BACKGROUND

Lexi Nawrocki brings over 20 years of expertise in sales and service, combining her enthusiasm and meticulous attention to detail to deliver exceptional results in commercial real estate transactions. With a client-focused approach, Lexi works closely with her dedicated team to ensure every aspect of a deal is thoroughly assessed and strategically executed.

Her commitment to excellence is matched by her passion for continuous learning—Lexi is currently pursuing her CCIM (Certified Commercial Investment Member) designation, further solidifying her expertise in the field. Known for going above and beyond, Lexi consistently exceeds client expectations, making her a trusted partner in achieving their commercial real estate goals.

## MEMBERSHIPS

CCIM Candidate

**eXp Commercial**

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855.452.0263

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# Thank you!

Let's schedule a showing!



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