

# Old Irving Park - Chicago INDUSTRIAL/WAREHOUSE/OFFICE/RETAIL REAL ESTATE FOR SALE



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

3750 N. Cicero Ave. Chicago, IL



## Old Irving Park

Old Irving Park is a neighborhood of Chicago bounded by Montrose Avenue, Pulaski Road, Addison Street and Cicero Avenue. It has a variety of historical housing stock including Queen Anne, Victorian, and Italianate which are restored throughout generations. The neighborhood has recently emerged as a new hot spot for homebuilders. The CTA Blue Line runs through the neighborhood.

3746-56 N. Cicero Ave. Chicago, IL

Size (Approx.)	10,000 SF Building
Land Size (Approx.)	13,415 SF
Lot Size (Approx.)	.31 Acres
Asking Price	\$1,550,000 (Real Estate Sale)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,046	224,188	542,626
2015 Female Population	23,463	224,963	556,626
2015 Total Population	46,509	449,151	1,099,252
2015 Total Households	15,983	149,627	407,949

## Income

2015 Median Household Income	\$51,223	\$48,468	\$53,489
2015 Per Capita Income	\$24,984	\$22,915	\$30,042
2015 Average Household Income	\$72,547	\$68,265	\$79,819

## Nearby Businesses

Cicero Auto Repair  
Martin's Mini Market  
Kiddieland Educational Center  
Majestic Tire Store

## Description

Clear span, full sprinkler system warehouse with 15' high ceilings and (2) 12 Ft loading garages in the rear. Floor Drains. 2 Bathrooms. Currently demised into front office area, with 3 separate conference rooms. Non-load bearing walls allow for easy modifications.

## Zoning

B3-1 Zoning. Uses include shopping centers, large stores, and retail storefronts along major streets. Allows for more types of businesses than B1 and B2 Districts. Apartments permitted above the ground floor. Warehouse/storage.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 653 04-18-14

## Map

Cicero Ave. & Grace St.



**3746-3756 NORTH CICERO AVENUE**

Agent Responsible	Jarrett Fradin
Transaction Type	Building & Land (Real Estate)
Type of Property	Warehouse/Storage Retail Opportunity
<b>Property Information</b>	
Property Name	3746-3756 N Cicero LLC
Address	3750 North Cicero Avenue
City, Zip Code	Chicago, IL 60641
Area	Old Irving Park
County	Cook County
Asking Price	\$1,550,000.00 (Real Estate Sale)
Taxes	2016- \$16,925
PIN #'s	13-21-219-035-0000, 13-21-219-036-0000
Building Type/Year Built	1974
Stories	One
Square Feet	Land +/- 13,415 SF Building +/-10,000 SF
Lot Size	.31 Acres
Parking	+/- 3,000 SF Corner Paved Adjacent to Building (Fenced)
Zoning	B3-1
Zoning Uses	Shopping centers, large stores, and retail store fronts, often along major streets. Zoning allows for more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor. Warehouse/Storage.
A/C & Heat	Central Building Heat/Air ( 3 Heaters-400,000 Btu's Per Hour/ AC 48,000 BTU/ Per Hour)
Type of Roof & Age	Flat
Type of Basement	None
Ceiling Heights	+/- 15 Ft
Gas Lines	1.5" in diameter
Water Lines	1" in diameter
Electrical	400 amps
Garage Doors	Two garage doors. Height: 11 ft Width: 10 ft 10 inches
Building Description	Clear span, full sprinkler system warehouse with 15' high ceilings and (2) 12 Ft loading garages in the rear. Floor Drains. 2 Bathrooms. Currently demised into front office area, with 3 separate conference rooms. Non-load bearing walls allow for easy modifications.
Cross Streets	Cicero /Grace.
Alderman	30 <sup>th</sup> - Ariel Reboyras

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# ADDITIONAL PHOTOS

