

# Old Irving Park - Chicago INDUSTRIAL/WAREHOUSE/OFFICE/RETAIL FOR SALE/DEVELOPMENT OPPORTUNITY



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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.

|                    |  |
|--------------------|--|
| v Chicago, IL      |  |
| Size (Approx.)     | 10,000 SF Building                                   |
| Lot Size (Approx.) | .25 Acres  |
| Zoning             | B3-1   |
| Asking Price       | \$1,250,000 (Real Estate Sale) <b>PRICE REDUCED!</b> |

For additional information or to schedule a showing contact:  
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## 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

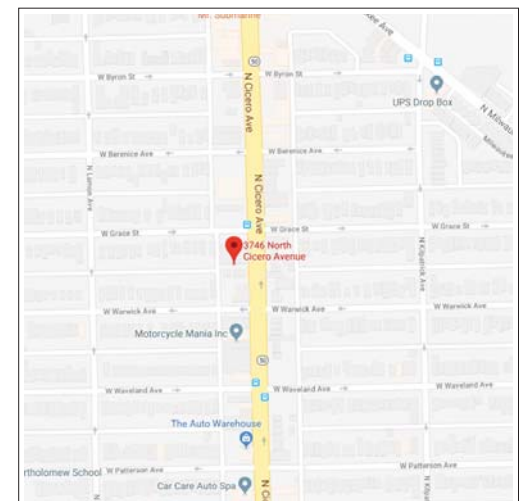
## Description

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.

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           | Georg Simos<br>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                | \$1,250,000.00 (Real Estate Sale) <b>Price reduced by \$300k for immediate sale!</b>  |
| 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

