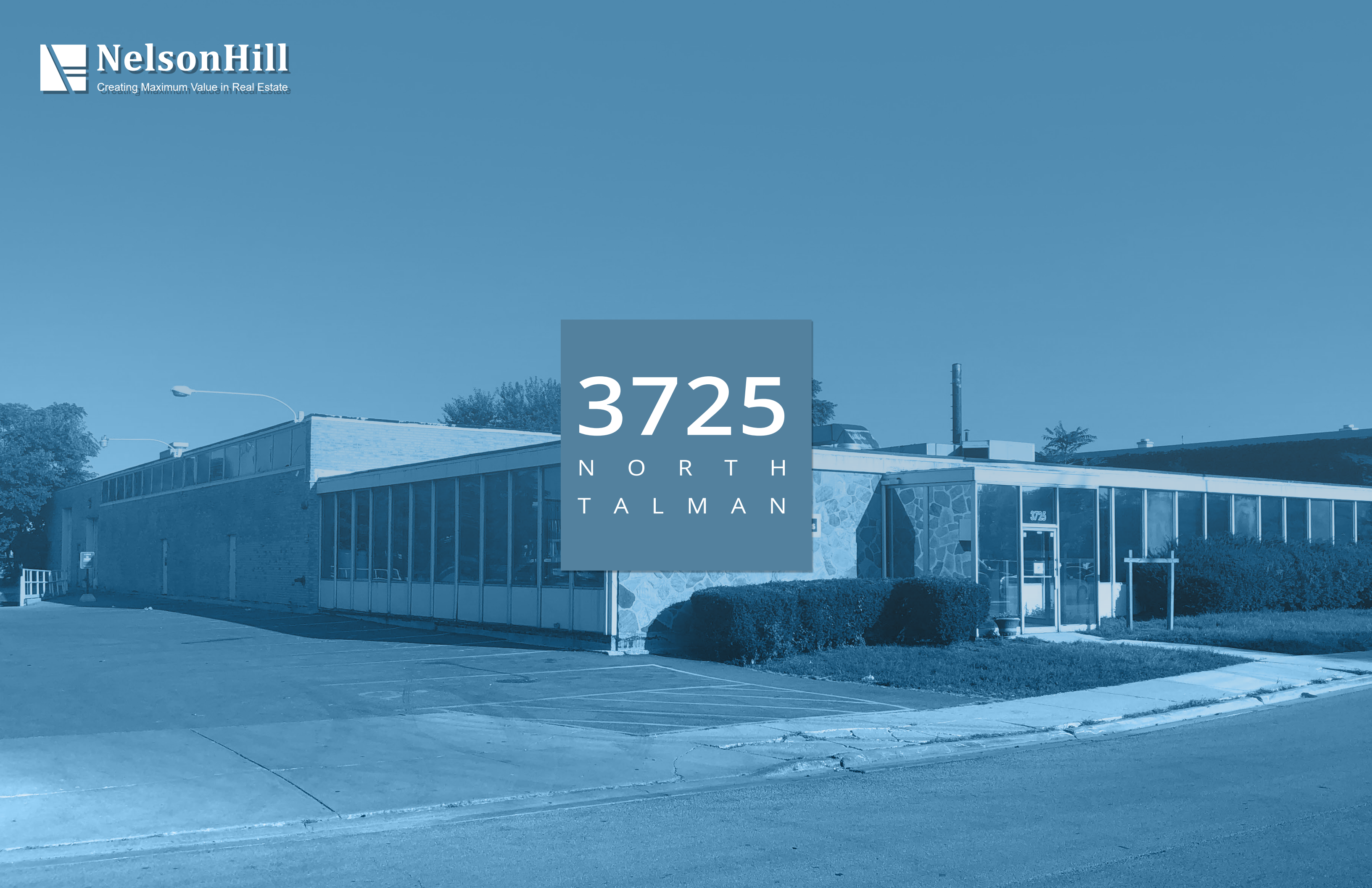


3725
N O R T H
T A L M A N



FOR SALE

3725 N. Talman Avenue

SUMMARY

NelsonHill is pleased to present 3725 N. Talman Avenue, a one-story industrial/office building located within Chicago's North Center sub-market. It features an excellent location less than 1-mile from the Irving Park CTA Brown Line Station, and less than 1.5-miles from both the I-90 Expressway as well as the Addison Blue Line Station.

3725 N. Talman Avenue is zoned within the M2-2 Manufacturing District of Chicago.

For a 3D Virtual Tour, please use the following link: <https://my.matterport.com/show/?m=eR24ho8HuPY>

HIGHLIGHTS

- Great land to building ratio
- Ideally located close to new recreational uses- Chicago Fire Field, Little Sluggers, Gold Fish Swim School, Little Kickers Soccer and Gymnastics
- Located in hot North Center neighborhood

SPECIFICATIONS

BUILDING SIZE	± 18,600 SF
LAND SIZE	± 34,000 SF
CONSTRUCTION	MASONRY
LOADING	1 EXTERIOR DOCK, 2 DRIVE-IN-DOORS
CEILING HEIGHTS	13'6"-16'6" CLEAR
PARKING	± 13,000 SF, 27 SURFACE SPACES
WARD/ALDERMAN	47TH WARD/ ALD. AMEYA PAWAR
ZONING	M2-2
PIN(S)	13-24-210-002-0000
2017 TAXES	\$76,534.23 (\$4.11 PSF)
SALE PRICE	\$2,950,000 (\$158 PSF)

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



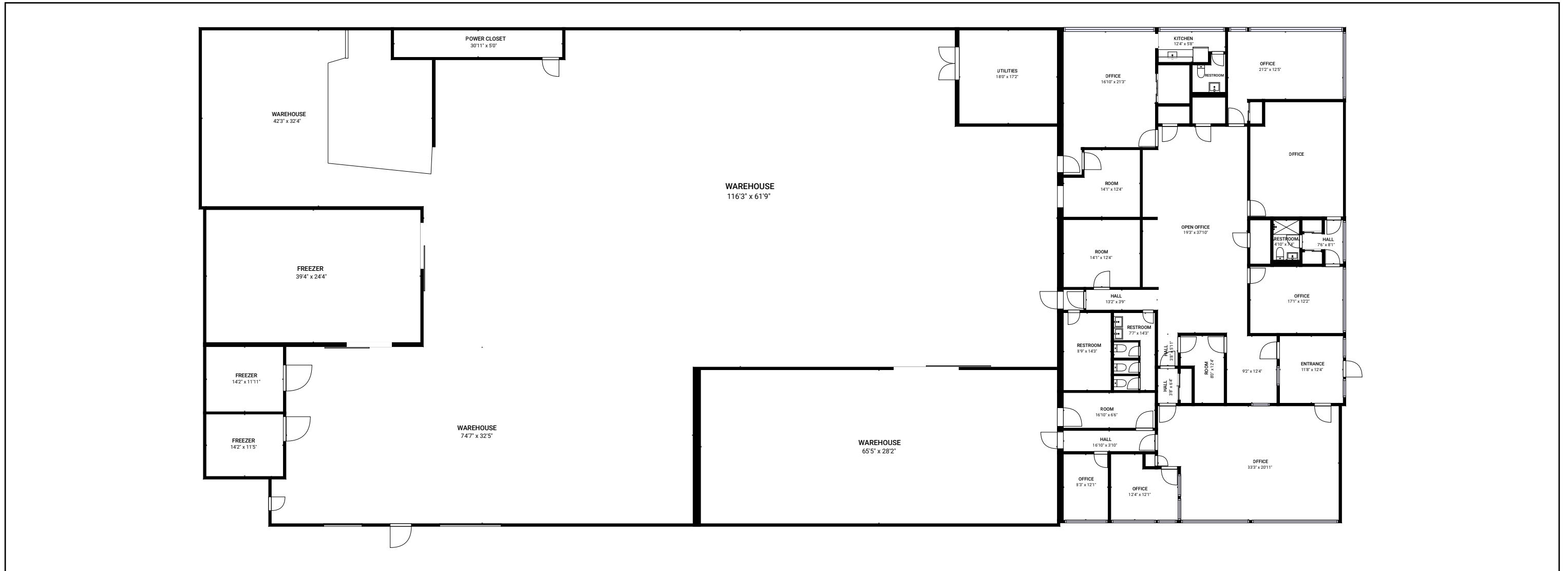
PROPERTY PHOTOS

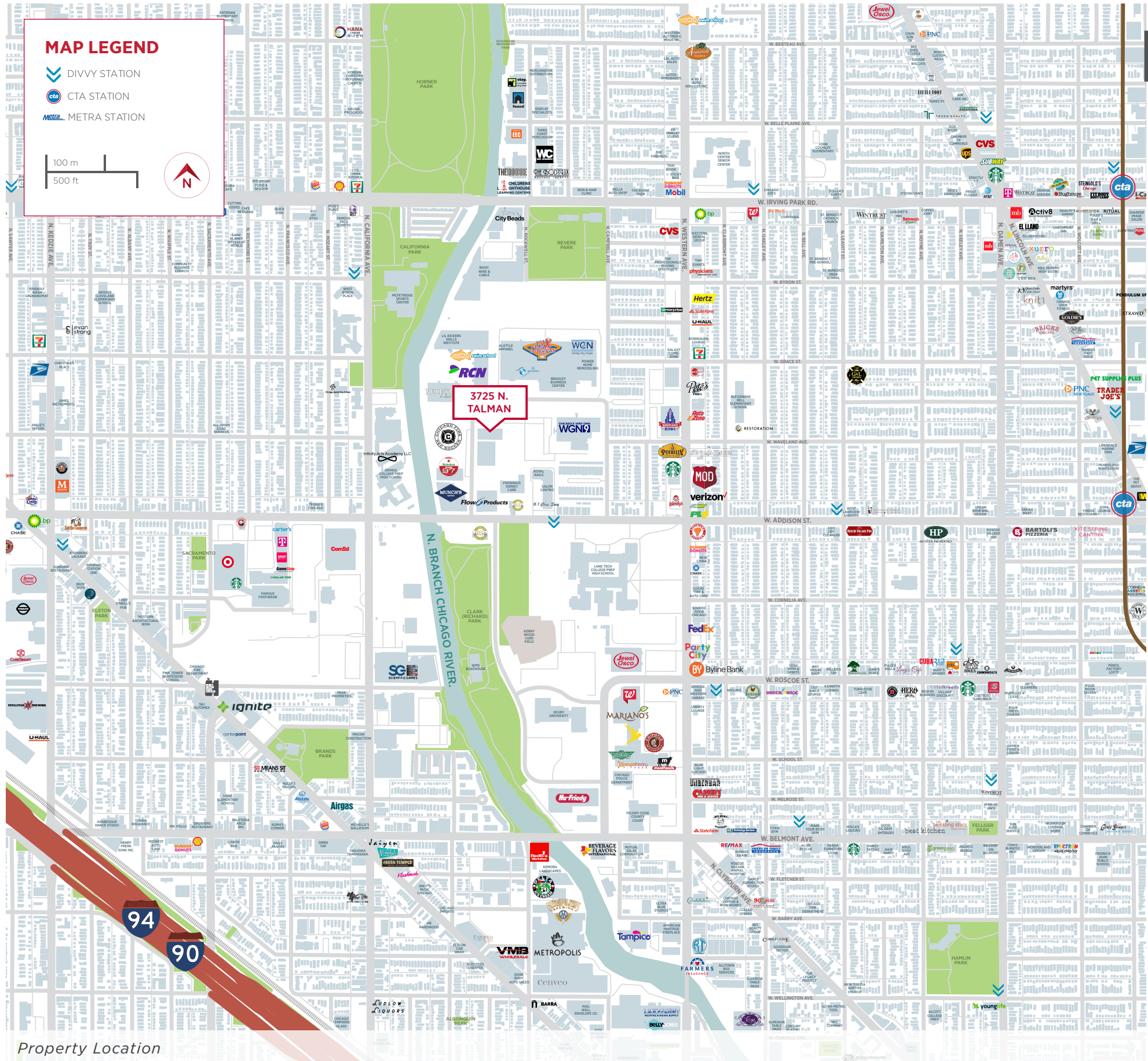


SITE PLAN

3725 N. Talman Avenue

FLOOR PLAN





Property Location

3725 N. TALMAN AVENUE

PROPERTY LOCATION

Located 5-miles northwest of the Loop, Chicago's North Center neighborhood was historically a neighborhood which housed many of Chicago's brickyards and brick makers because of it's proximity to the Chicago River. When Chicago's elevated train line expanded to the neighborhood during the 1890's, North Center transformed into a thriving community. The area now features an eclectic mix of of restaurants and businesses which are easily accessible to the rest of Chicago from the I-90/94 Expressways or the CTA train, bus lines or Metra.

-  **One block** from 152 & 52 Talman Bus Stop
One mile from Addison Brown Line Station
-  **Two miles** from the I-90/94 Expressway entrance
-  **One block** from Chicago Fire Sports Complex
-  **One block** from the nearest Divvy station
-  **Many** bars and restaurants along Lincoln Avenue

LOCAL AREA AMENITIES



Le Sud



Lane Tech High School



Half Acre Brewery



Soccer Paradise Pub

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**NORTH
CENTER**

**SALE
OPPORTUNITY**



CONTACT

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Creating Maximum Value in Real Estate

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