

**3007**

W E S T  
M O N T R O S E

# FOR SALE

## 3007-3015 W. Montrose Avenue

NelsonHill is pleased to present 3007-3015 W. Montrose Avenue, a two-story office/flex building located within Chicago's Albany Park neighborhood. The Subject Property features an excellent location less than 3,000 feet from two CTA Brown Line Station and less than 2-miles from the I-90/94 Expressway. The property features approximately 120' of frontage on busy Montrose Avenue and includes an off-street, surface parking lot.

3007-3015 W. Montrose Avenue is zoned within the B3-2, Community Shopping District of Chicago.

### BUILDING HIGHLIGHTS

- Less than 3,000' from both the Kedzie & Francisco Brown Line Stations
- Less than 2-miles from I-90/94 Expressway
- Off-street secure parking lot
- Fully renovated, turn-key condition, fully improved English basement

### BUILDING SPECIFICATIONS

BUILDING SIZE	OFFICE: ± 4,292 SF + ENGLISH BASEMENT
	WAREHOUSE: ± 8,780 SF
	TOTAL: ± 13,072 SF
LAND SIZE	± 15,400 SF
CONSTRUCTION	MASONRY
STORIES	2
PARKING	7 SURFACE SPACES
WARD/ALDERMAN	33RD WARD/ ALD. DEB MELL
ZONING	B3-2
PIN(S)	13-13-303-003-0000, 13-13-303-004-0000
2017 TAXES	\$33,660.60 (\$2.58 PSF)
SALE PRICE	\$2,300,000



**PROPERTY PHOTOS**



**FIRST FLOOR LOBBY**



**IMPROVED OFFICE**



**PROPERTY PHOTOS CONTINUED**



**SECOND FLOOR OFFICE**



**WAREHOUSE SPACE**



**IMPROVED OFFICE**



**PARKING LOT**

# ALBANY PARK NEIGHBORHOOD ANALYSIS

## OVERVIEW

Located 8-miles northwest of the Loop, Chicago's Albany Park neighborhood was historically a neighborhood known for its horse race track, profitable brickyard and farmland. When Chicago's elevated train line expanded to the neighborhood during the 1890's and early 1900's, Albany Park transformed into a thriving community. Businesses such as small shops, theaters and department stores were established, while thousands moved from around the city to the neighborhood. Today, Albany Park continues to thrive as a residential and retail community.

## NEW DEVELOPMENT

One of the attractive features to the Albany Park neighborhood is the amount of park districts and nature within the neighborhood. The community district contains thirteen park districts and forest preserves as well as approximately 2-miles of the North Branch Chicago River. Recognizing these strengths, The City of Chicago has begun investing capital in improving the neighborhood's parks and river-fronts.



## RIVERFRONT RENOVATIONS

In May of 2017, the City of Chicago announced that it would invest \$14.5 million on renovating a portion of The Chicago North Branch Riverfront. The renovations will create 29-acres of savanna habitat and restore 14-acres of river bank. The project will span between the Fullerton Avenue bridge and Kinzie Avenue.

## 312 RIVERRUN

In October of 2017, the City of Chicago officially broke ground on what will be the longest pedestrian bridge within Chicago. The trail, similar to the 606 trail, will connect the neighborhoods of Irving Park, Albany Park, North Center and Avondale.

The elevated trail will be approximately 16 feet wide, allowing runners, pedestrians and cyclists to use the bridge simultaneously, all while safe from the traffic of major roadways.

Completion of the project is expected by late 2018.



## LOCATION DEMOGRAPHICS

<b>66,186</b>	<b>23,533</b>	<b>\$83,685</b>	<b>2,041</b>
POPULATION WITHIN ONE-MILE	NUM. OF HOUSEHOLDS WITHIN ONE-MILE	AVERAGE ANNUAL HH INCOME	NUM. BUSINESSES WITHIN ONE-MILE

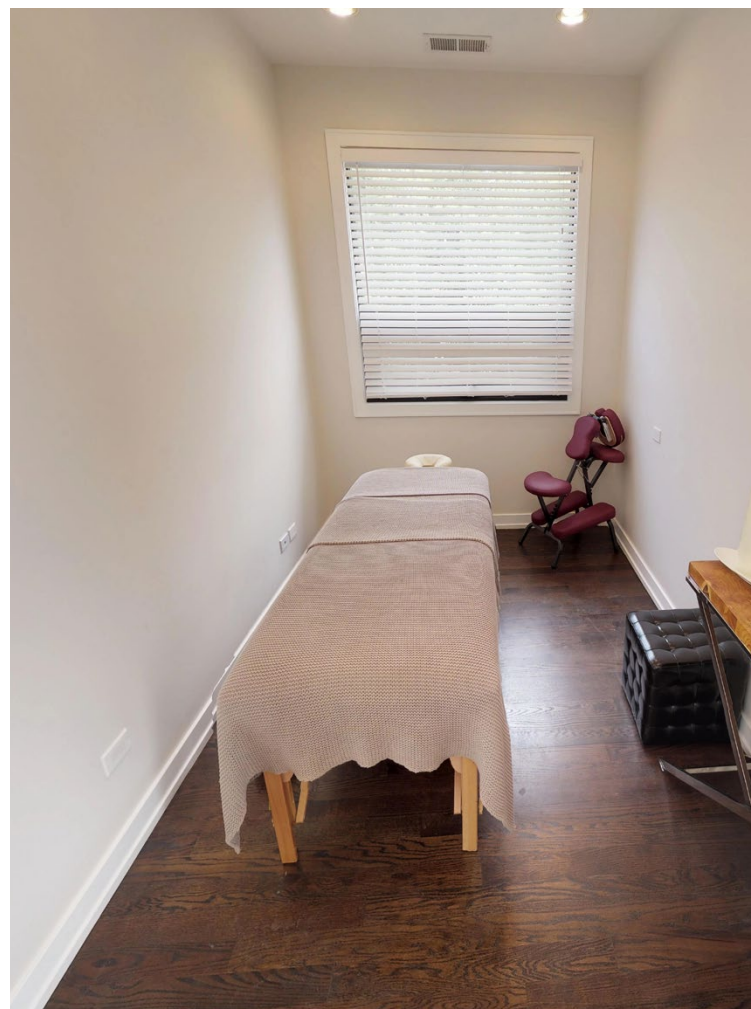




**ALBANY PARK**  
—  
**OFFICE/FLEX  
OPPORTUNITY**



**NelsonHill**  
Creating Maximum Value in Real Estate



**CONTACT**  
—

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