

**OFFERING MEMORANDUM**

**3489 N. Elston Ave.**

**AVONDALE**

**ZACH PRUITT**

Principal

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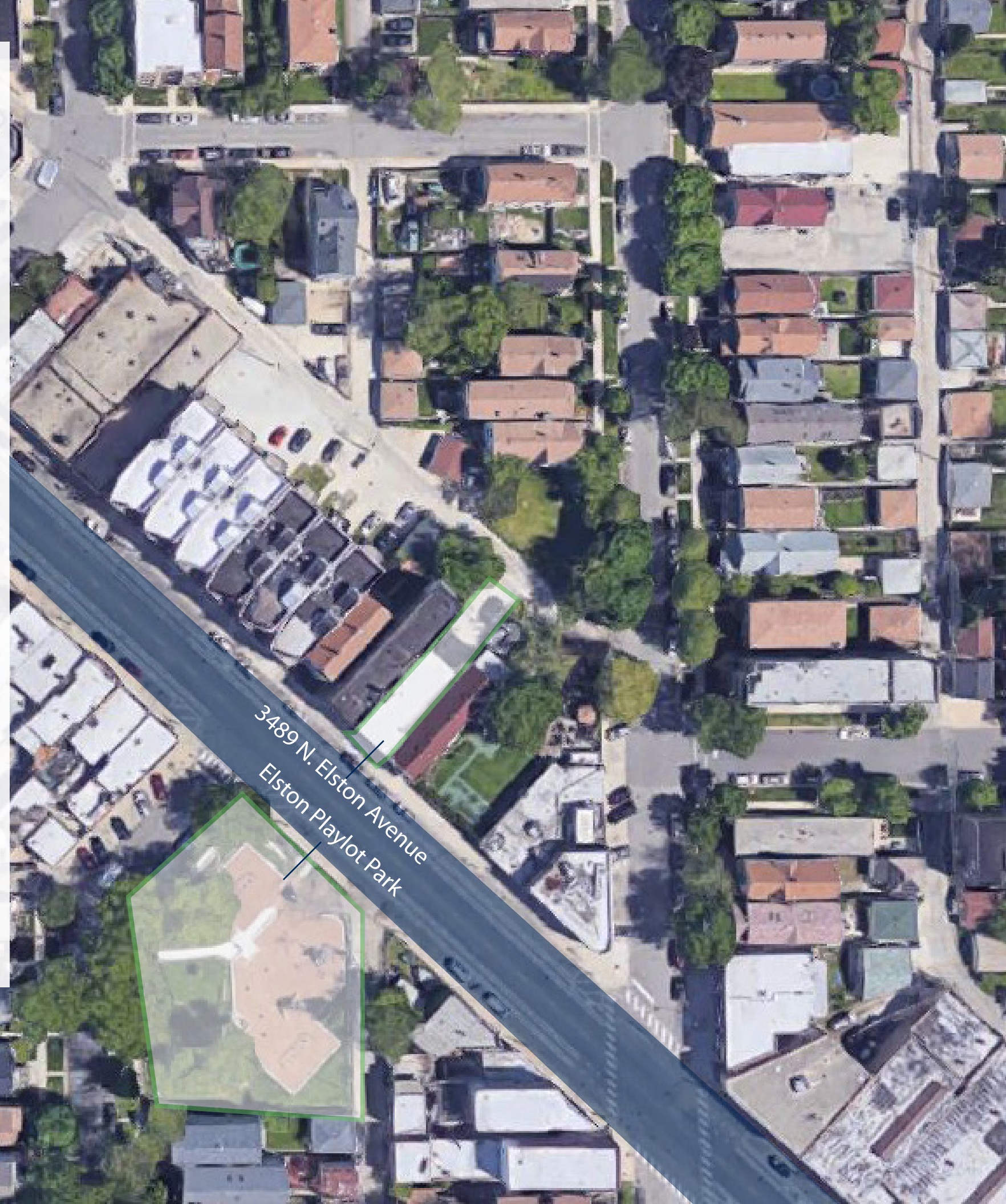


## OFFERING HIGHLIGHTS

- Property:  
3489 N. Elston Avenue  
Chicago, IL 60618
- Property Type:  
Mixed Use  
Commercial - 1st Floor  
Residential - 2nd Floor
- Total Building Size:  
Approx. 2,600SF
- Asking Price:  
\$410,000
- Price PSF:  
\$173.07 PSF

## INVESTMENT HIGHLIGHTS

- Frontage:  
25' on Elston
- Transportation:  
Addison & Belmont CTA Blue Line less than 1.0 mile away
- Near Avondale Acclaimed Restaurant Row:  
Parachute, Wherewithall, Honey Butter Fried Chicken & Kuma's Corner
- Add Value Investment potential:  
Ability to increase income from upstairs residential unit as well as activate storefront
- Surface lot allows ample off street parking
- Located across from city playground
- High ground floor ceiling heights at 12'
- Easy I-90/I-94 highway access
- Located within the Kennedy/Kimball TIF
- Existing building not maximizing Floor Area Ratio (FAR)
- Strong national and local retail presence within walking distance  
Target and Jewel less than 0.3 miles away

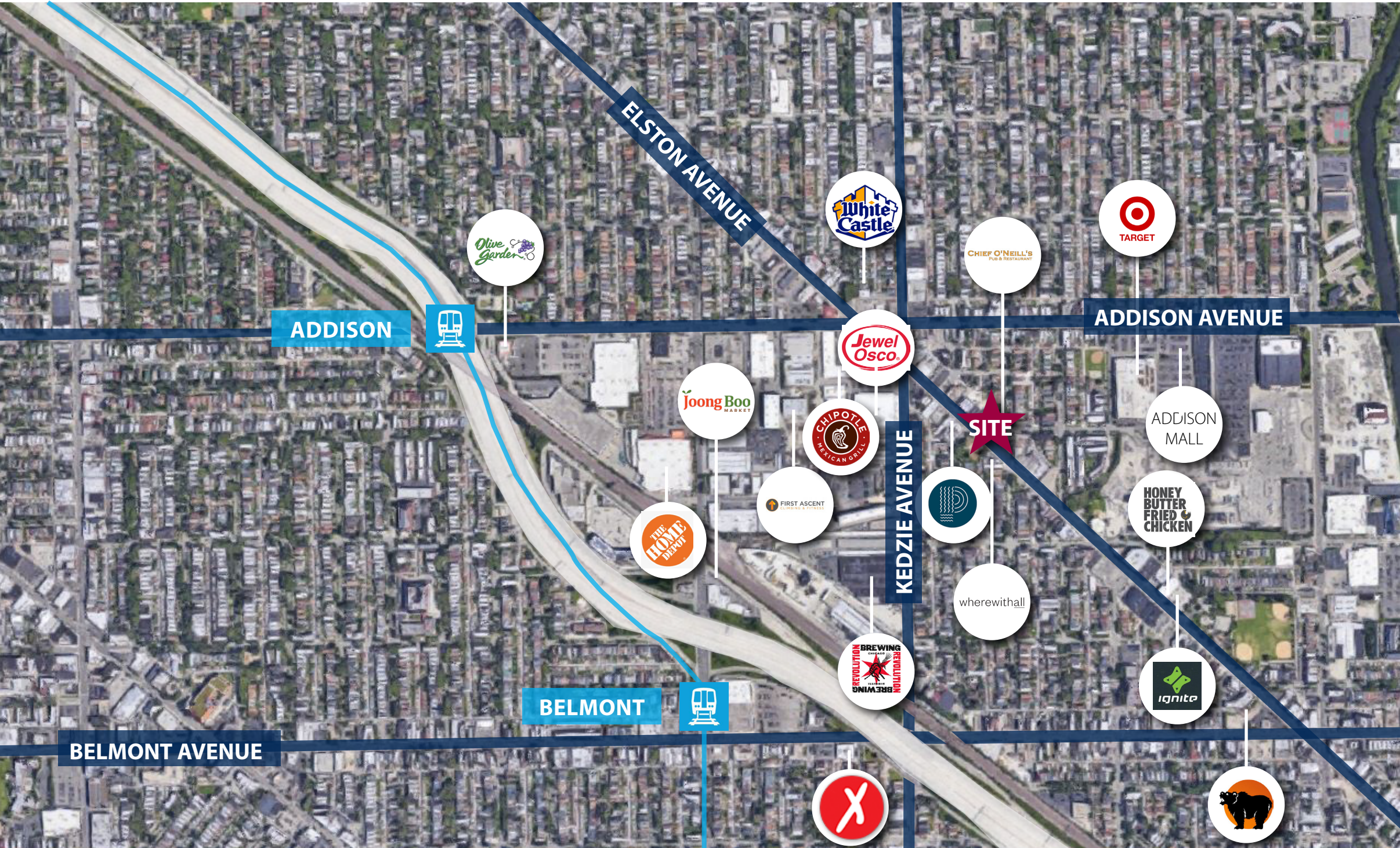


# PROPERTY SPECIFICATIONS

ADDRESS:	3489 N. Elston Avenue, Chicago, IL
PARCEL ID NUMBERS:	13-24-302-020-0000
TOTAL LAND SIZE:	3,125 SF
LOT DIMENSIONS:	25 x 125
TOTAL BUILDING SIZE:	Approx. 2,600 SF
STORIES:	2
YEAR BUILT/YEAR RENOVATED:	1917/1996
CONSTRUCTION TYPE:	Masonry
2ND FLOOR UNIT BREAKDOWN:	3 Bed, 1 Bath
CEILING HEIGHT:	Ground Floor - 12' Upstairs Unit - 9'6" Basement - 6'8"
POWER:	200 Amp
ROOF AGE:	Approx. 15 years
PARKING:	Approx. 1,400 SF surface lot
NEIGHBORHOOD:	Avondale
ZONING:	C1-2
WARD:	33; Ald. Rosana Rodriguez Sanchez
TAXES (2018):	\$7,947.76
PROPERTY TAX CLASSIFICATION:	Apartment buildings with 2-6 units, any age
TIF	Kennedy/Kimball



# LOCATION OVERVIEW



**Train**

Addison BLUE 0.7 Miles  
 Belmont BLUE 0.7 Miles  
 Addison BROWN 1.8 Miles

**Bus**

152 Addison 0.2 Miles  
 82 Kimball 0.4 Miles  
 77 Belmont 0.4 Miles  
 52 California 0.5 Miles

**Divvy**

Troy St & Elston Ave 225 Ft  
 Bernard St & Elston Ave 0.5 Miles



**CHICAGO**  
770 N Halsted Street  
Suite 206  
Chicago, IL

**HEADQUARTERS**  
One Lincoln Centre  
Suite 120  
Oakbrook Terrace, IL

Presented by:

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