



# 3014 W. Irving Park *Road*

Irving Park, Chicago  
Mixed-Use Property:  
2 Residential / 1 Theatre

*For Sale*

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# Table of Contents

1	EXECUTIVE SUMMARY	3
2	LOCATION INFORMATION AND COMPARABLE SALES	10

# Executive Summary

Strauss Realty, Ltd. has been exclusively engaged to market for sale 3014 W. Irving Park Road, a mixed-use property in Chicago's Irving Park neighborhood. The building totals approximately 7,267 square feet and includes a 150-seat, 5,183 SF theater, that has 25 ft. ceilings. The high bay section is 46'x58'. There are also two 2BD/1BA apartments that were gut-renovated in 2016.

## Building Highlights

The property is perfect for an owner-user, providing stable in-place income with the apartment tenants. The theater space has over \$1,000,000 in capital improvements, including a full build-out with stage, seating, bar, dressing rooms, and upgraded infrastructure. The residential units were gut-renovated in 2016 with updated mechanicals, plumbing, stainless steel appliances, granite countertops, and new flooring. The asset offers a combination of stabilized income and limited near-term capital needs. The commercial space has a current lease in place until December and then will be ready for use by an owner-user.

## Capital Improvements

Ownership has completed significant upgrades, including conversion of the first floor into a theater, structural reinforcement, 1,200-amp electrical service, soundproofing, basement build-out, new roof, and tuck pointing. The apartments were fully renovated with modern finishes and systems.

## Location

The property is located on Irving Park Road with traffic counts exceeding 41,000 vehicles per day. It offers access to CTA bus routes and the Blue Line, with direct connectivity to O'Hare and downtown Chicago. Consistent demand for both retail and housing.

## Property Summary

Address	3014 W. Irving Park Rd.
City	Irving Park (Chicago)
State, Zip	IL, 60618
County	Cook
Units	3 Units
Sale Price	\$1,099,000
Total SF	7,267 SF
Parking	2 Parking Spaces
Investment Type	Investment or Owner-User
Taxes	\$16,281.71
Insurance	\$7,410.75
Electric	1400 amps
Zoning	B3-1

## Unit Summary

Commercial Space	5,183 SF with 25 Ft. Ceilings
Unit 1	2 Bed, 1 Bath
Unit 2	2 Bed, 1 Bath



# Theater / Commercial

This information has been obtained from sources believed to be reliable; however, Strauss Realty, Ltd. makes no representations or warranties, express or implied, as to the accuracy or completeness of this information. All information, including but not limited to square footage, is approximate and subject to change without notice. Prospective buyers or tenants are encouraged to conduct their own independent investigations and due diligence. Strauss Realty, Ltd. shall not be held liable for any inaccuracies, errors, or omissions.



# Residential





# Front Area / Bar





# Basement



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# Location Information and Comparable Sales

# Location Overview

## IRVING PARK, CHICAGO

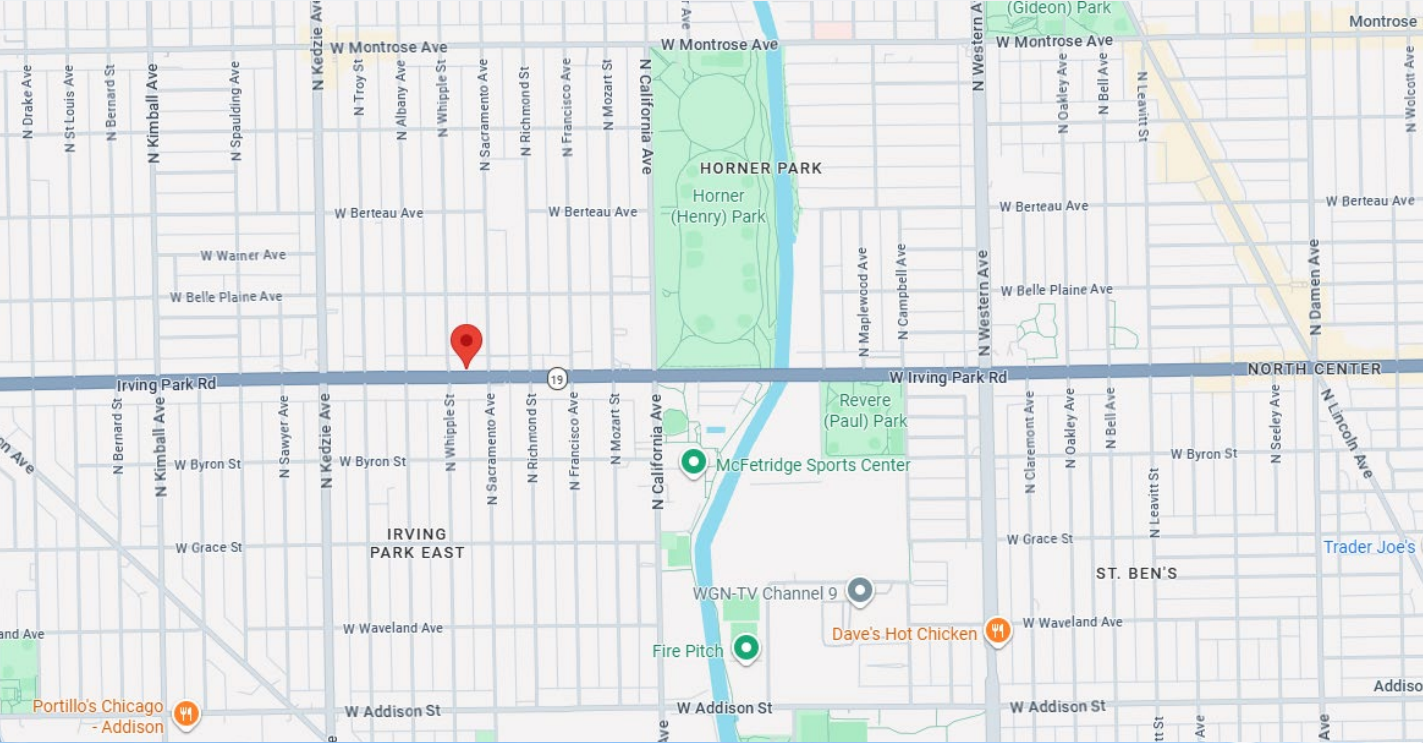
Located at 3014 W. Irving Park Rd. in Chicago's Irving Park neighborhood, the property sits along a high-traffic commercial corridor with over 41,000 vehicles per day. The area is a stable, densely populated neighborhood with a mix of residential housing, neighborhood retail, and destination-based businesses.

The property offers convenient access to CTA bus routes along Irving Park Road and is within close proximity to the CTA Blue Line, providing direct connectivity to O'Hare International Airport and downtown Chicago. The location also benefits from easy access to major roadways, including I-90/94.

Within the immediate area are a variety of restaurants, bars, and neighborhood retailers, along with nearby amenities such as Horner Park and the Chicago River. The neighborhood supports consistent foot traffic driven by a strong local residential base.

Demographics within a 1-mile radius include a population of approximately 57,000 and average household income exceeding \$100,000, reflecting a stable renter and consumer base.

With strong visibility, consistent traffic counts, and a built-in residential customer base, 3014 W. Irving Park Rd. is well positioned for long-term commercial tenancy and residential demand.





## Notable Retail Tenants Nearby

Walgreens

Chase Bank

Beograd Café & Restaurant

Crust Tap Room

Raisu

Irving Park Pizza & Patio

Burger King

Churro Waffle

Taco Bell & KFC

Lizard's Liquid Lounge

Village Discount Outlet

Lincoln Antique Mall

Sherwin Williams

Village Discount Outlet

# Sold Comps Summary

Subject Property	Year Built/Renovated	Size (SF)	Number of Floors	Sale Date	Sale Price	Price/SF
3014 W. Irving Park	1913/2015	7,267	2	-	\$1,099,000	\$151.23
Sales Comps	Year Built/Renovated	Size (SF)	Number of Floors	Sale Date	Sale Price	Price/SF
<b>1</b> 3108 W Irving Park Rd	1986/2013	2,112	2	Aug-25	\$555,000	\$226.61
<b>2</b> 3119 W Irving Park Rd	1968	5,538	1	May-25	\$735,000	\$127.97
<b>3</b> 3100 W Irving Park	1970	6,351	2	Nov-24	\$699,000	\$115.13
<b>4</b> 3015 W Irving Park Rd	1988	2,200	1	Jul-24	\$327,500	\$112.94

# Contact Information

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# Disclaimer

## **DISCLAIMER AND DISCLOSURES**

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## **LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a dwelling was built prior to 1978 is hereby notified that such property may present exposure to lead from lead-based paint. Lead poisoning may cause serious health issues, particularly in children and pregnant women. A lead-based paint inspection or risk assessment is recommended prior to purchase.

## **HAZARDOUS MATERIALS DISCLOSURE**

Certain building materials and environmental conditions may present health or safety risks. These include but are not limited to: asbestos-containing materials, lead-based paint, mold, radon, petroleum-based products, polychlorinated biphenyls (PCBs), and electromagnetic fields. It is the sole responsibility of the prospective purchaser to retain qualified environmental consultants, perform environmental assessments, and evaluate potential remediation requirements or costs.

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The ADA may require certain modifications or improvements to real property to ensure accessibility for persons with disabilities. Broker is not qualified to advise on the legal or design requirements of the ADA or related laws. Purchasers are encouraged to consult legal counsel and qualified professionals regarding compliance obligations.

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For questions or to arrange a tour of the Property, please contact:

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