



**5791 N Elston Ave
Floor Plan**

**UNIQUE PROPERTY
COMMERCIAL & RESIDENTIAL POTENTIAL**



**COMMERCIAL & RESIDENTIAL
POTENTIAL**

- OFFICE
- MIXED USE
- RENTAL OPPORTUNITIES
- SINGLE OR DOUBLE UNIT POTENTIAL
- CONDO CONVERSION POTENTIAL

5791 N Elston Chicago IL 60646

**OFFERED AT
399,999**

**NEIGHBORHOOD
FOREST GLEN**



5791 N Elston Ave

BATH 2.0 OFFERED AT 399,999 NEIGHBORHOOD Forest Glen



Rare opportunity to own this UNIQUE INVESTMENT PROPERTY (Commercial & Residential Options) situated in the sought-after Forest Glen area. This tastefully and fully remodeled brick, 2 suite property can be converted into 2 separate offices (or office/apartment, or apartment &/or (s)) w/separate utilities excl. gas & water at NO EXPENSE, just change the locks! 2 HVAC units (1 unit app. 7yr) & 2 hot water heaters. Brand new roof app 6.5 year. This gem is located on Elston Ave. w/great visibility but also the charm of cozy Forest Glen residential neighbors and Forest Preserves nearby. There is ample street parking w/a 4-6 vehicle accommodation in the back parking area. Back area paved app. 8 years ago. This rare opportunity offers 3 sizeable open rooms/spaces/offices, 2 enclosed offices, 1 kitchenette area (currently lunchroom/conference room) & 2 tastefully updated full bathrooms w/walk-in showers. Roughed-in plumbing for another kitchen area &/or laundry which is ideal if the offices are separated! The entire space is updated tastefully with neutral paint, wood-like porcelain floors, newer doors, newer glass in windows, newer light fixtures/fans, and great flow! Can function as an office or can be used as a living space as a single &/or double residential property or condo conversion as a Residential Certificate can be acquired as a matter of right with it's zoning as a residential R3. Only serious and pre-approved buyers/investors allowed for showings. A must see to appreciate and envision the possibilities that may suit you/only pls. A must see!

**Photo Display Demonstrate Residential
Potential Layout & Furniture Placement**

