



Sale Offering



The Burlington

3425 W FULLERTON AVE, CHICAGO, IL 60647

PRESENTED BY:

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PROPERTY SUMMARY

THE BURLINGTON

3425 W FULLERTON AVE
CHICAGO, IL 60647

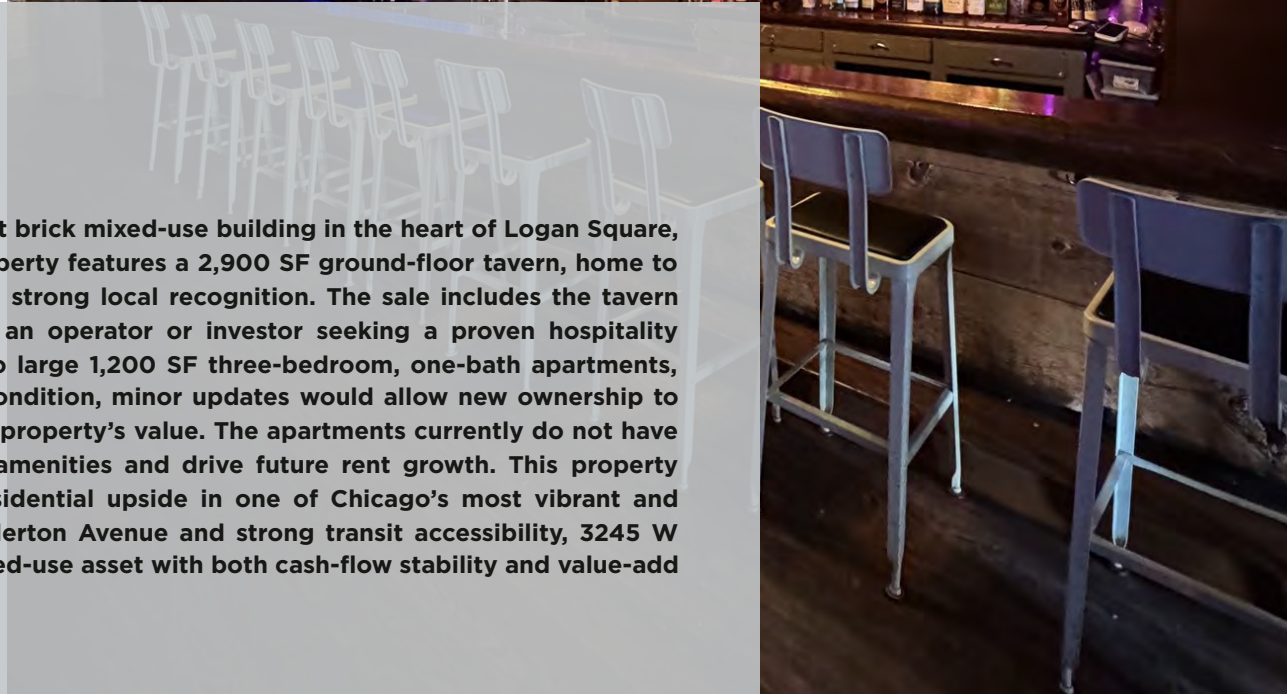
OFFERING SUMMARY

SALE PRICE:	\$1,275,000
BUILDING SIZE:	5,300 SF
LICENSE:	Tavern
LOT SIZE:	2,956 SF
PRICE / SF:	\$240.57



PROPERTY SUMMARY

3245 W Fullerton offers a rare opportunity to acquire a 3-unit brick mixed-use building in the heart of Logan Square, one of Chicago's most sought-after neighborhoods. The property features a 2,900 SF ground-floor tavern, home to The Burlington, a long-standing neighborhood favorite with strong local recognition. The sale includes the tavern business and license, providing a turnkey opportunity for an operator or investor seeking a proven hospitality concept in a prime location. Above the retail space are two large 1,200 SF three-bedroom, one-bath apartments, each offering central air. While the units are in functional condition, minor updates would allow new ownership to significantly increase rental income and further enhance the property's value. The apartments currently do not have laundry, which presents an additional opportunity to add amenities and drive future rent growth. This property combines a stable, established commercial tenant with residential upside in one of Chicago's most vibrant and dynamic neighborhoods. With excellent visibility along Fullerton Avenue and strong transit accessibility, 3245 W Fullerton represents a rare chance to own a well-located mixed-use asset with both cash-flow stability and value-add potential.



PROPERTY HIGHLIGHTS

- Tavern License in Place
- Two 3 Bed/1 Bath Apartments
- Entertainment Room in Rear
- Full Basement
- Logan Square Location
- Well-Known & Established Business



Tavern License



Rear Entertainment Room



Apartment Income

PROPERTY PHOTOS



PROPERTY DETAILS

SALE PRICE \$1,275,000

LOCATION INFORMATION

BUILDING NAME The Burlington

STREET ADDRESS 3425 W Fullerton Ave

CITY, STATE, ZIP Chicago, IL 60647

COUNTY Cook

MARKET Chicago

SUB-MARKET Logan Square

BUILDING INFORMATION

BUILDING SIZE 5,300 SF

BUILDING CLASS C

OCCUPANCY % 100.0%

TENANCY Multiple

NUMBER OF FLOORS 3

YEAR BUILT 1918

NUMBER OF BUILDINGS 1

PROPERTY INFORMATION

PROPERTY TYPE Multifamily

PROPERTY SUBTYPE High-Rise

ZONING B3-1

LOT SIZE 2,956 SF

APN # 13-35-202-004-0000

LOT FRONTAGE 25 ft

LOT DEPTH 119 ft

CORNER PROPERTY No

PARKING & TRANSPORTATION

STREET PARKING Yes

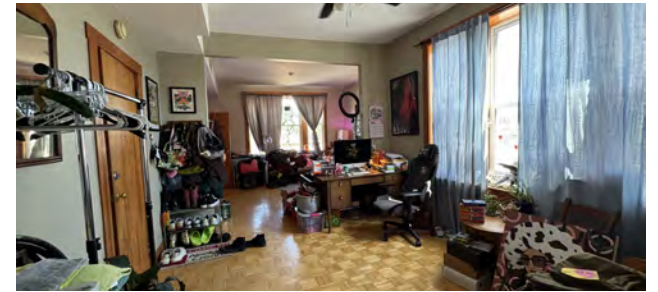
TAXES & VALUATION

TAXES (2023) \$6,245.20

LICENSES

TAVERN Active

ADDITIONAL PHOTOS

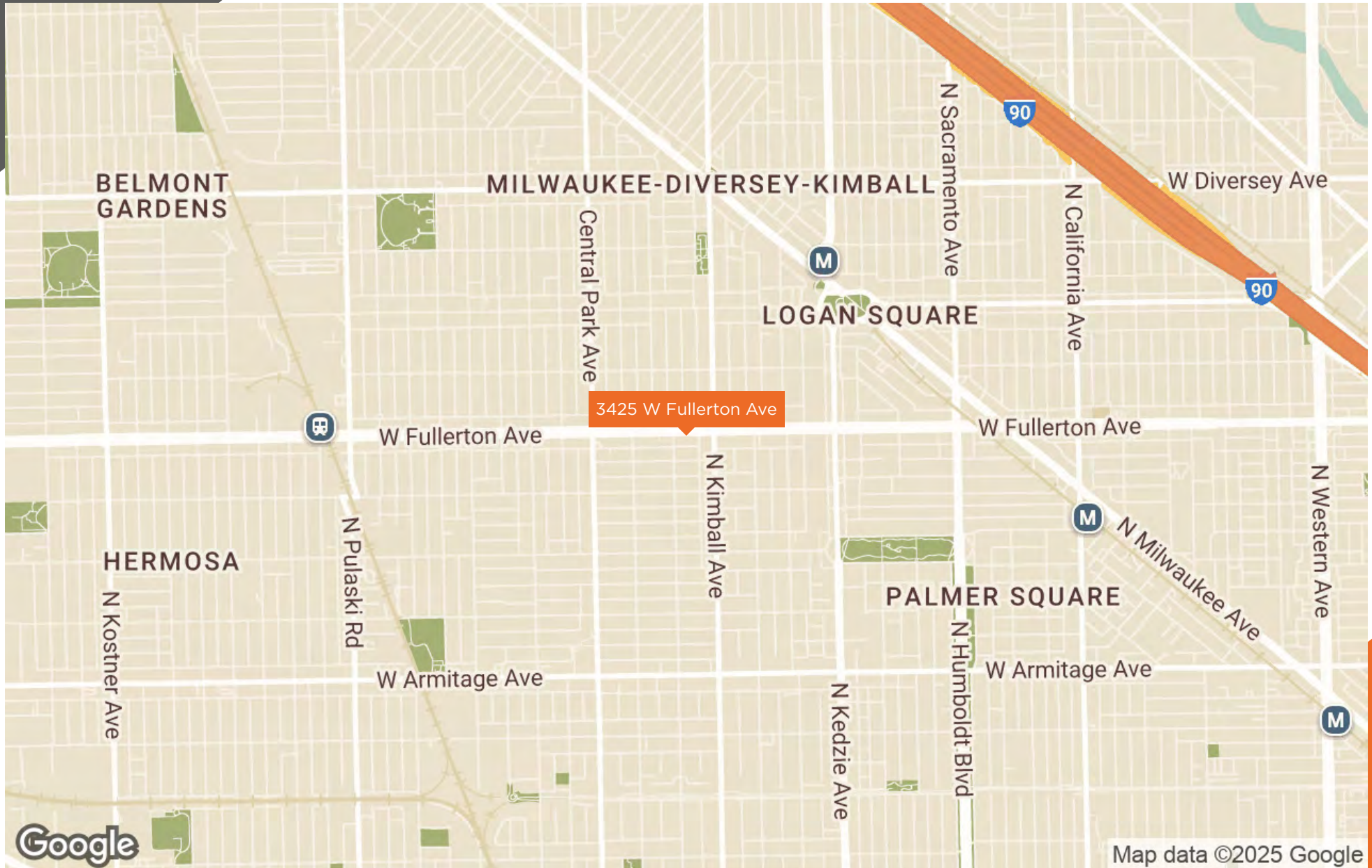


LOCATION DESCRIPTION

Located in Chicago's vibrant Logan Square neighborhood, 3425 W Fullerton benefits from being in one of the city's most dynamic and rapidly evolving areas. Known for its mix of historic architecture, trendy restaurants, local breweries, and boutique retail, Logan Square has become a highly desirable destination for both residents and businesses. The neighborhood offers a unique balance of cultural attractions, thriving nightlife, and community-oriented amenities, making it an appealing setting for mixed-use properties. The property is ideally situated on Fullerton Avenue, a major east-west thoroughfare that provides strong visibility and connectivity. Tenants and visitors alike enjoy excellent accessibility, with the CTA Logan Square Blue Line station just minutes away, offering direct service to downtown Chicago and O'Hare International Airport. Multiple CTA bus routes also serve the area, including those running along Fullerton, Kimball, and Milwaukee Avenues, providing convenient connections to surrounding neighborhoods. In addition, the location offers proximity to major roadways such as the Kennedy Expressway (I-90/94), which is easily reached within a short drive. The combination of high pedestrian activity, strong transit options, and regional accessibility positions 3425 W Fullerton as an attractive location for retail, residential, and mixed-use tenants looking to take advantage of Logan Square's continued growth.



REGIONAL MAP



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
The Burlington Tavern	-	-	2,900 SF	-
Apt 1	3	1	1,200 SF	\$1,700
Apt 2	3	1	1,200 SF	\$1,900
TOTALS			5,300 SF	\$3,600

MEET THE TEAM



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