



4373 – 4375 N. Elston Avenue

CHICAGO, IL

PROPERTY

BUILDING	±6,460 SF on 2 stories
SECOND FLOOR	2 apartments, total ±1,500 sf Shared roof deck
LAND SITE	4,670 SF
LOADING	overhead door
POWER	Three single-phase and one 3-phase service
1st FLOOR CEILING	11' 6"
PARKING	street
ZONING	B3-2
WARD	39 th / Ald. Nugent / Irving Park neighborhood
TAXES	\$17,315 (2024)

HIGHLIGHTS

- Perfect live / work setup
- Large 1st floor office & shop
- 2-car tandem garage
- Hammered tin ceiling above entire 1st floor
- One 2 BR / 2 BA & one 1 BR / 1 BA apartment
- Separate stairs to Elston for each apartment plus stairs to alley
- 4 blocks from Irving Park Rd. full interchange on Kennedy Expressway. Close to Montrose Ave. SB ramp to the Kennedy and Wilson Ave. NB ramp to the Edens
- 4 blocks from Irving Park & 6 blocks from the Montrose CTA Blue Line stations
- On Pulaski / #53 bus route. Steps from the Montrose stop and the #78 bus
- Close to Old Irving Brewery, JT's Genuine Sandwich, Smoque BBQ, Breakfast House, Cozy Corner, Lou Malnati's, two Leona's

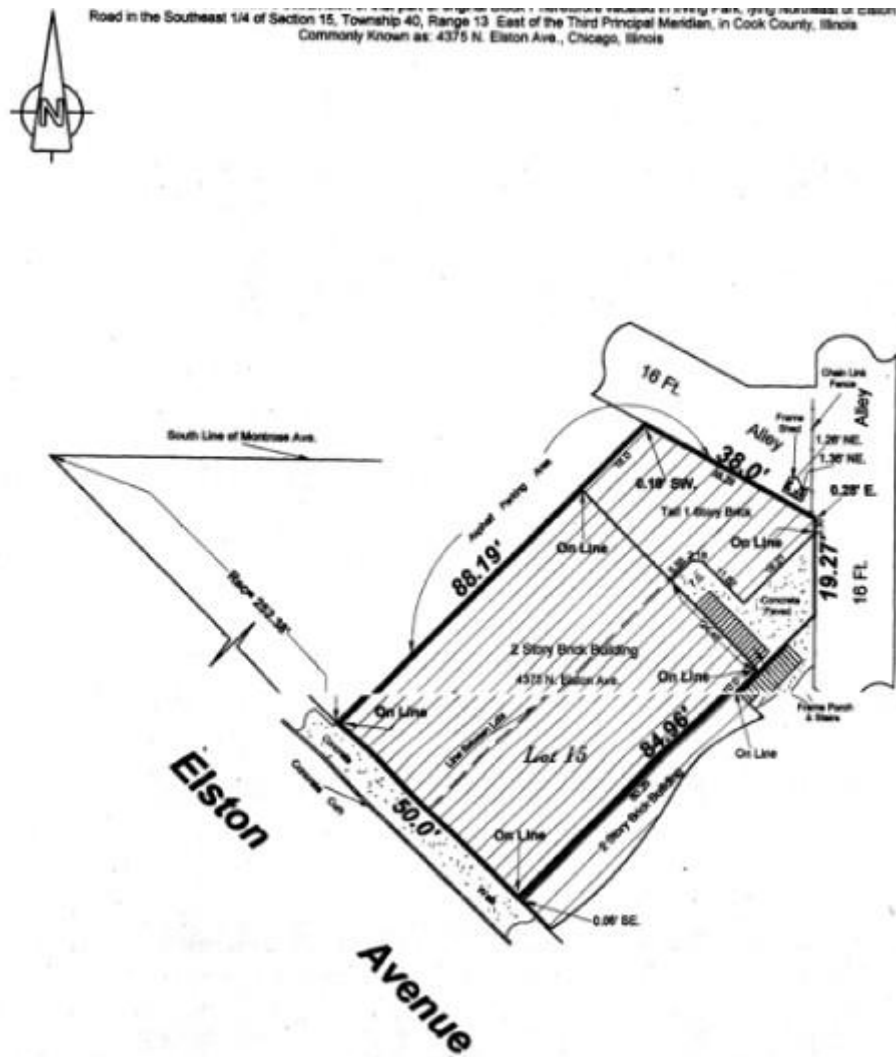
SALE PRICE \$ 725,000

CONTACT

Brian Ripp | Commercial Team Leader
Office 773-583-0800
Mobile 773-392-3413
brian@thewilcoxcompany.com

THE WILCOX COMPANY
2157 W. Irving Park Road
Chicago, IL 60618
thewilcoxcompany.com

CHICAGO, IL



2157 W. Irving Park Road Chicago, IL 60618
thewilcoxcompany.com