

# SALE

## 3100 W IRVING PARK ROAD & 4015-4017 ALBANY AVENUE

Asking Price \$1,550,000



### OFFERING SUMMARY

Sale Price	\$1,550,000
Corner 2-Story Mixed Use & Parking Lot	12,512 SF
Building Size	9,835 SF
Gross Rent / Month-To-Month Tenants	\$147,900
NOI First Floor Retail / Second Floor Apts.	\$104,987
Real Estate Taxes 2022	\$23,813
Market: Chicago Northside	Illinois

### PROPERTY OVERVIEW

Exceptional Location at Irving Park Rd & Albany in East Irving Chicago That's 2-Story Brick Mixed-Use That Includes a Double-Lot For Parking. Building at 3100 W Irving Park Must Sell With Albany Lots For Parking. First Floor Tenant Funeral Home Pays \$8100 Monthly Rent Moving 4/1/2024. Note Both Sellers Are Coldwell Banker Realty RE Brokers. Tax-Pins: 13-13-325-035 For Building As B3-1 Zoning & 13-13-326-012 / 13-13-325-013 Parking Lot As R-3 Zoning.

### CORNER BRICK MIXED-USE

#### ZONING B3-1

#### PARKING AS DOUBLE LOT

#### ZONING R-3

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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

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PHOTOGRAPHS



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