

FOR SALE OR LEASE | NEWLY IMPROVED MIXED-USE BUILDING

# 3489 N. Elston Avenue

AVONDALE // CHICAGO, IL 60618



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## 3489 N. Elston Avenue

Baum Realty Group, LLC has been exclusively retained to offer for sale or lease 3489 N. Elston Avenue, a recently renovated mixed-use building in Chicago's Avondale neighborhood. Situated on 3,125 SF of land, the property includes a 3 bed / 1 bath residential unit on the second floor, along with ground floor and basement commercial space. The ground floor commercial unit totals approximately 1,300 SF and has been immaculately renovated with high-level finishes suitable for upscale office and creative users. The basement commercial space includes a workshop, office area, and dedicated restroom.

The Property is located on Elston Avenue near popular destinations including Parachute HiFi and Honey Butter Fried Chicken. It sits within Chicago's 33rd Ward (Ald. Sanchez), between Roscoe Village / West Lakeview to the east and Logan Square to the south. The building offers convenient access to public transit and major roadways, with the Addison and Belmont CTA Blue Line stations and Addison bus (152) within one mile, and I-90/94 approximately ½ mile to the east.

Asking Price:	\$750,000
Lease Rate:	Contact Broker

### PROPERTY HIGHLIGHTS

- + Available for sale or lease offering flexible options for owner / users, investors , or tenants
- + Owner / user opportunity to occupy the ground-floor commercial space and basement while collecting income from the residential unit above
- + Turnkey commercial space which has been recently gut-renovated, providing a plug-and-play layout ideal for office or creative users
- + Value-add investment opportunity with vacant commercial space providing immediate lease-up upside, with additional room to push residential rent to market
- + On-site parking with a rear lot that can accommodate 4 - 6 vehicles



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**PROPERTY DESCRIPTION**

<b>Address:</b>	3489 N. Elston Avenue, Chicago, IL 60618	
<b>County:</b>	Cook	
<b>Total Building Area:</b>	±2,600 square feet	
<b>Total Land Area:</b>	3,125 square feet	
<b>Lot Size:</b>	25' x 125'	
<b>Description:</b>	Two-story mixed-use building	
<b>Unit Mix:</b>	One (1) commercial unit One (1) 3 bed / 1 bath apartment	
<b>Public Transit:</b>	<i>CTA Blue Line 'L' Stations</i>	
	Addison	0.7 mile
	Belmont	0.7 mile
	<i>CTA Bus Stop</i>	
	Addison (152)	0.2 mile
<b>Expressway Access:</b>	Kennedy Expressway (I-90/94)	0.5 mile
<b>Zoning:</b>	C1-2	
<b>PIN:</b>	13-24-302-020-0000	
<b>Taxes (2024 - Payable 2025):</b>	\$9,878	
<b>Year Built / Renovated:</b>	1917 / Recently Renovated	
<b>Property Frontage:</b>	25' along Elston Avenue	



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## Ground Floor Commercial Space

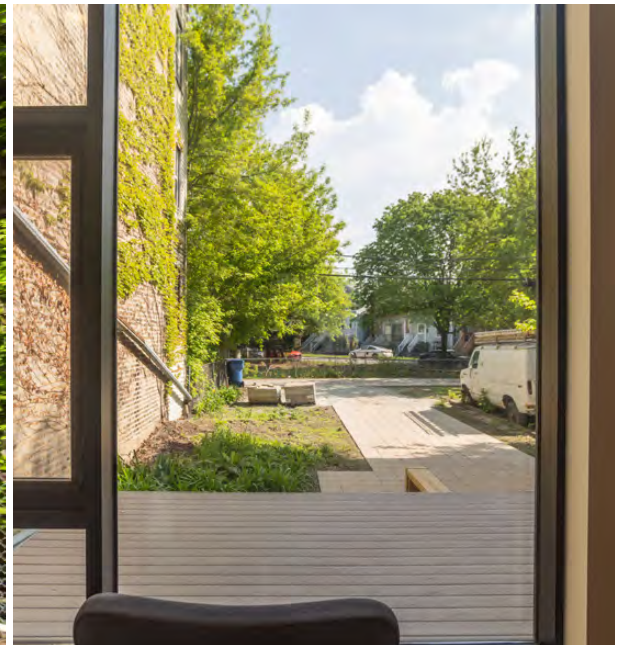
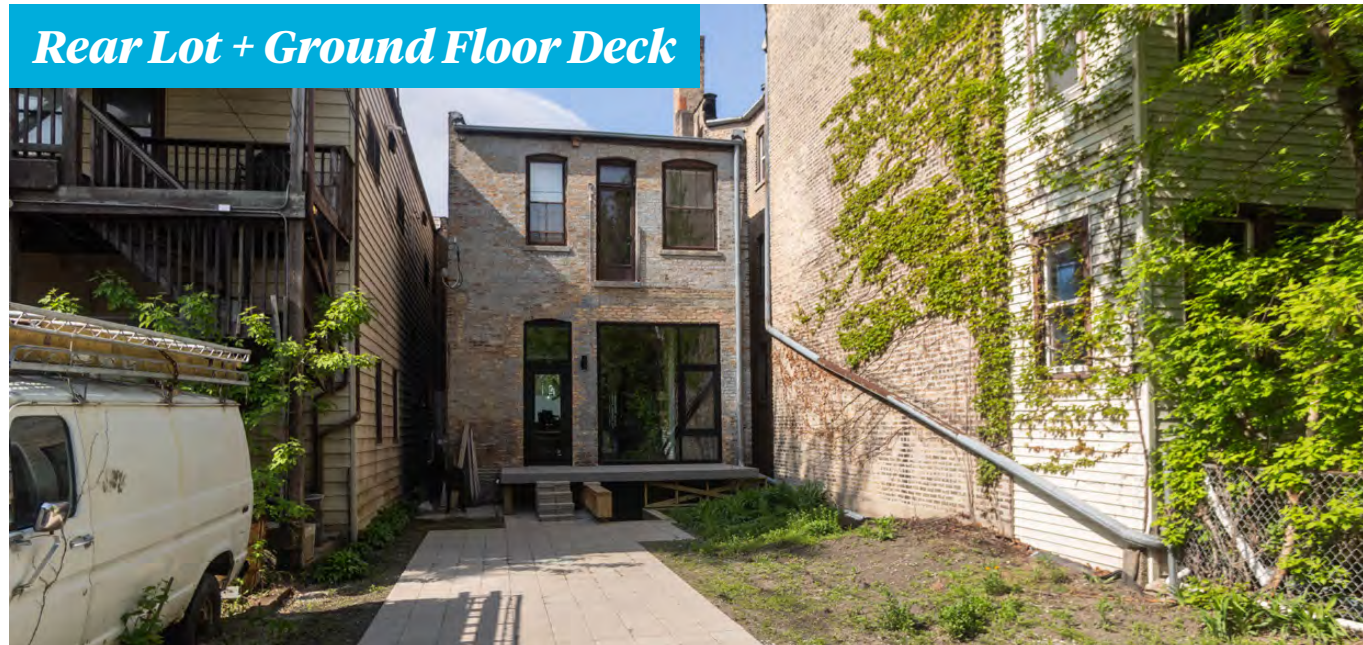


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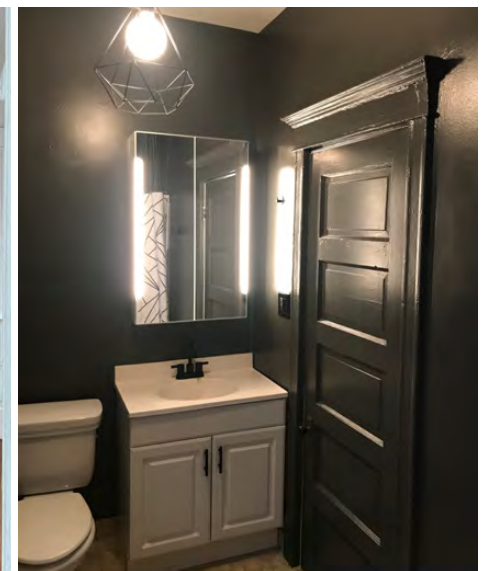
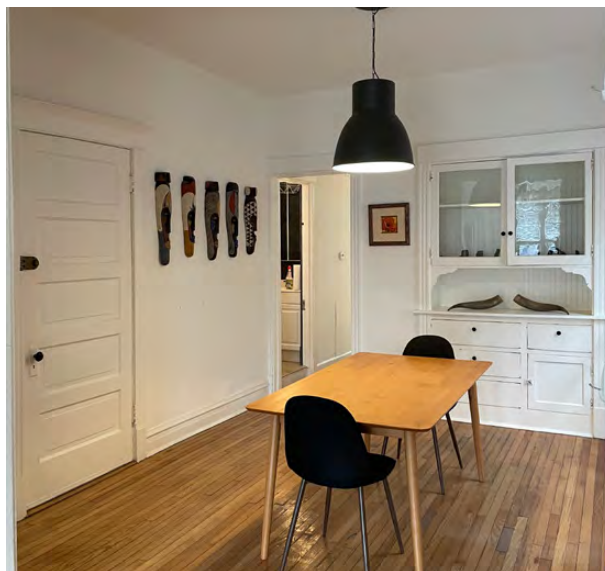
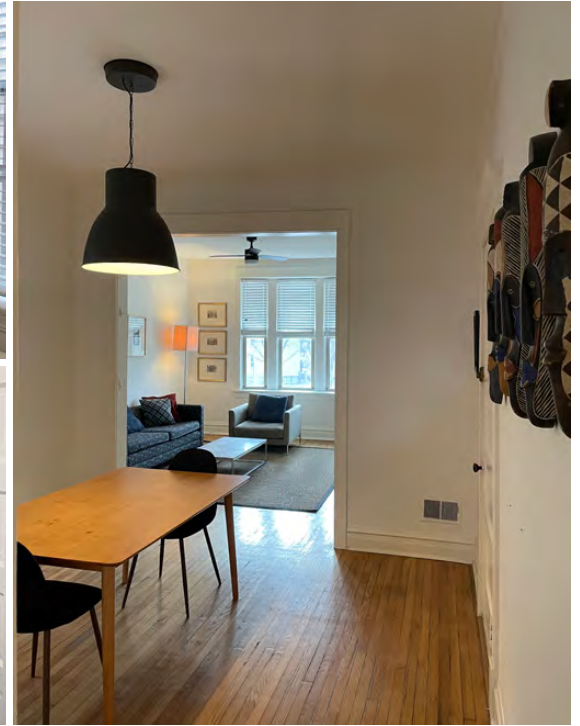
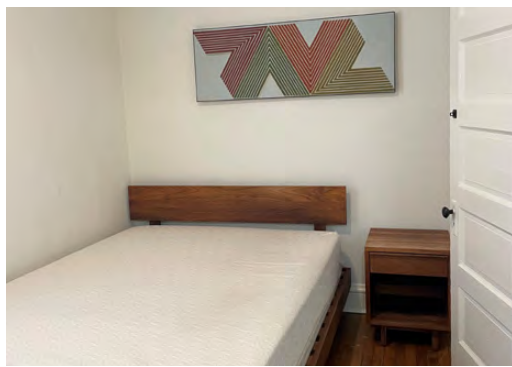
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## Second Floor Residential Apartment

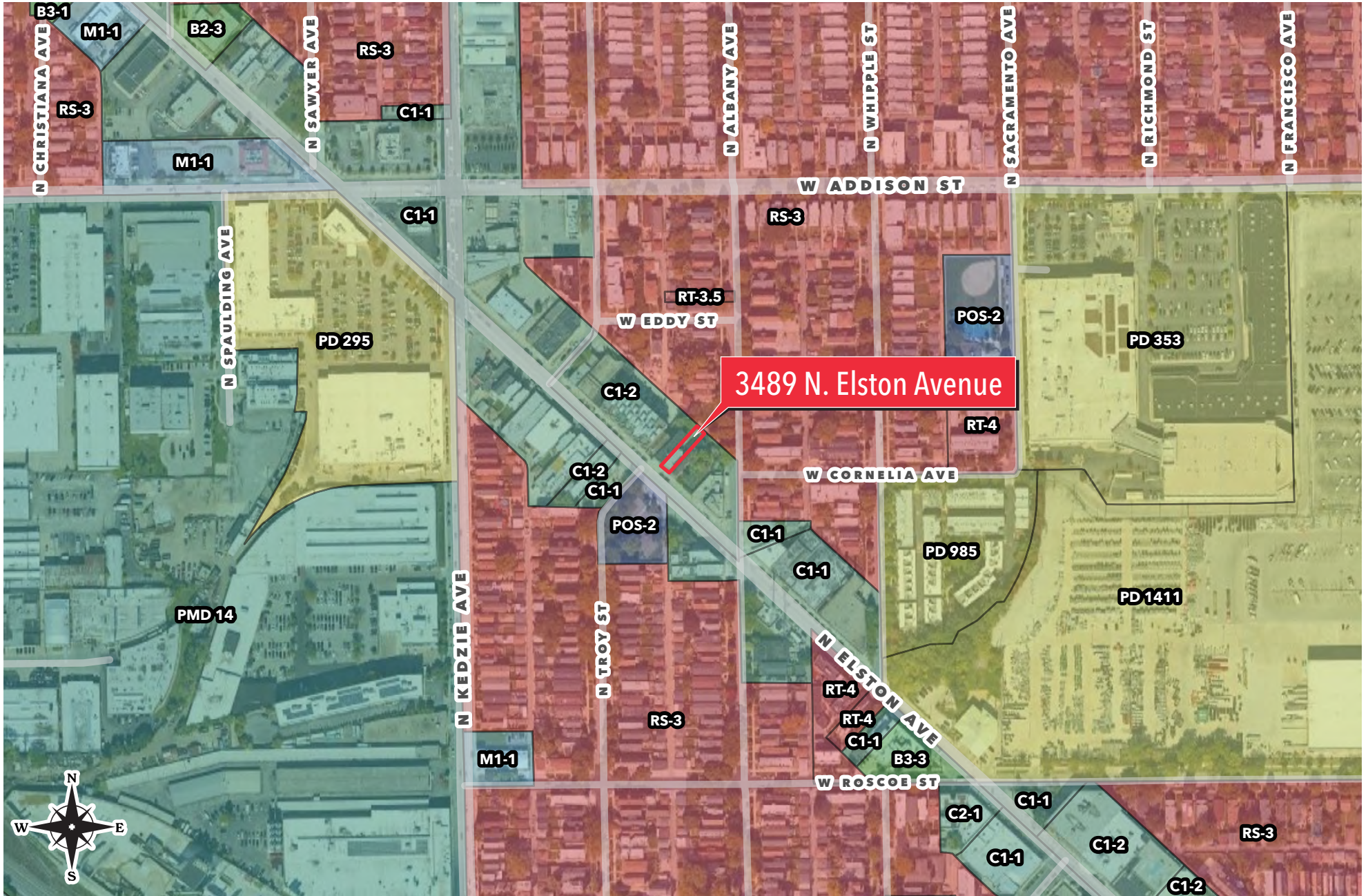


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## Avondale Overview

Chicago's Avondale neighborhood, ranked one of the "Coolest Neighborhoods in the World" by Time Out in 2022, offers a vibrant, neighborhood-driven mix of dining, retail, and entertainment. The area is defined by a lively collection of restaurants, cocktail bars, coffee shops, and creative spaces, creating an active, walkable environment that draws new concepts and steady foot traffic.

Positioned along Elston Avenue, the Property is near a growing collection of neighborhood favorites and destination dining, including Parachute HiFi and Honey Butter Fried Chicken. The surrounding area is supported by ongoing residential growth and strong neighborhood demand, contributing to a dynamic retail environment. The Property also offers access to nearby transit options and convenient connectivity to I-90/94.



AVONDALE NEIGHBORS INCLUDE:


AND MANY MORE...

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