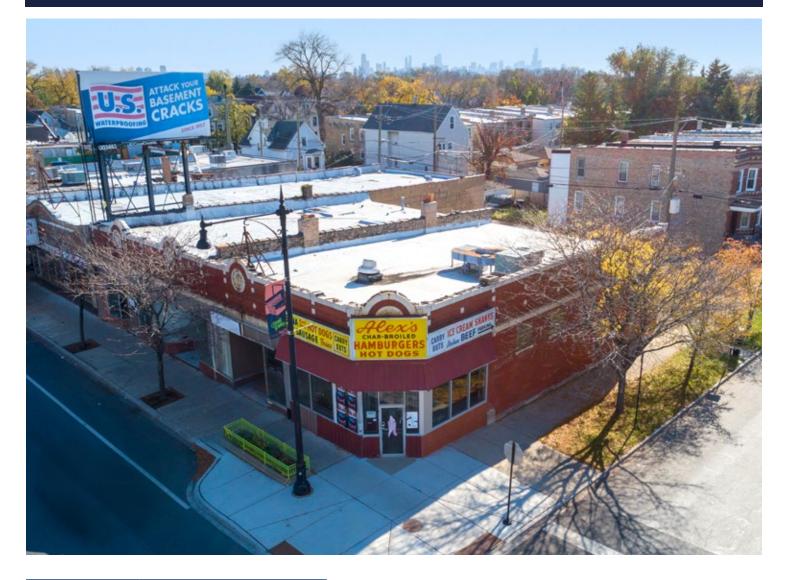
# 3119-3125 W. Irving Park Road

For Sale

CHICAGO, IL 60618 | IRVING PARK



BUILDING INFORMATION	
ASKING PRICE:	\$750,000
LAND SIZE:	10,640 SF
BUILDING SIZE:	±5,538 SF
2023 RE TAXES:	\$28,590
ZONING:	B3-1

### **PROPERTY HIGHLIGHTS**

- ▶ ±5,538 SF building on 10,640 SF site (85.12 x 125)
- Highly visible and trafficked location located at the SEC of Irving Park & Troy
- Curb cut on Troy Street providing access to the ±5,102 SF parking lot
- > Convenient and easily accessible location
- > 1.2 miles from I-90/94
- > 1.2 blocks from CTA Blue Line (Irving Park station)
- > Less than 150' from CTA Bus Stop (Irving Park & Albany)

### **OWEN WIESNER**

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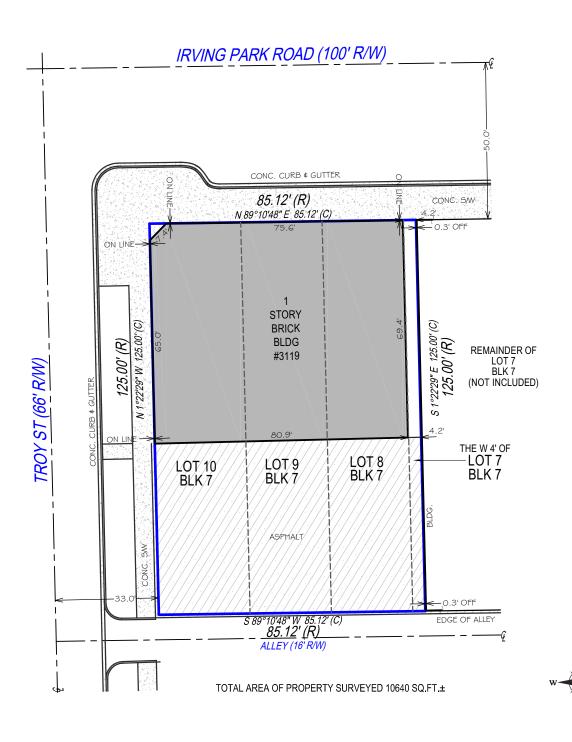
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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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### SURVEY



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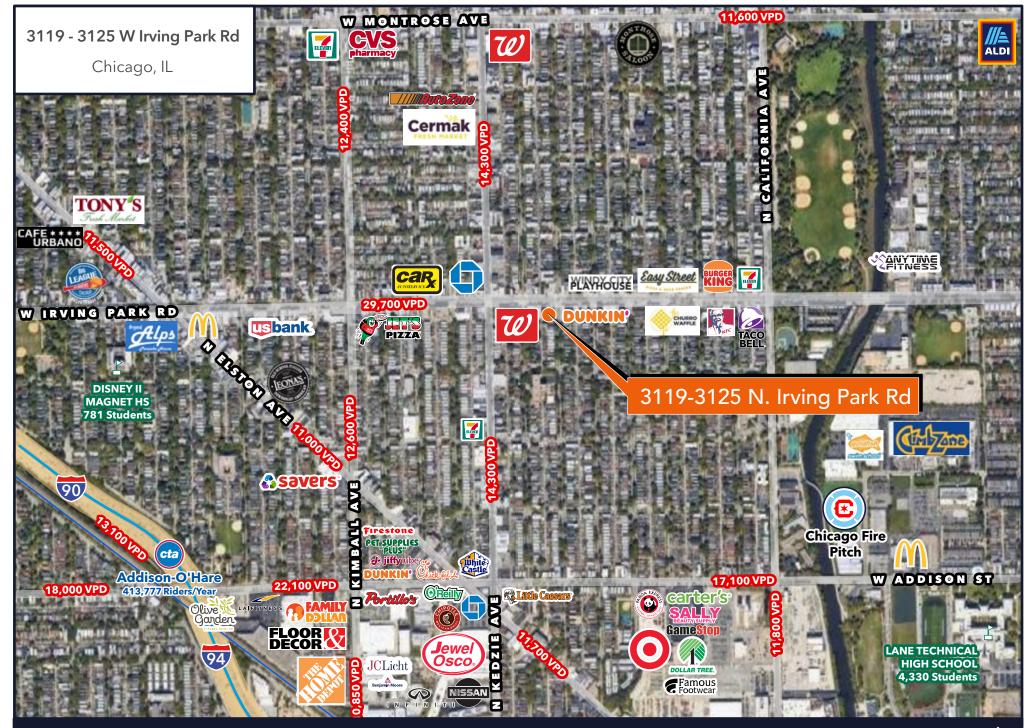
# **EXTERIOR IMAGES** 3119-3125 W. Irving Park Road W. IRVING PARK RD

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