

FOR SALE

Adaptive Reuse / Redevelopment Opportunity

4925-4933 W. PATTERSON AVENUE // PORTAGE PARK // CHICAGO, IL 60641



OFFERED BY:

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Property Overview

Baum Realty Group, LLC has been exclusively retained to offer for sale 4925-4933 W. Patterson Avenue, a former single room occupancy (SRO) building located on a quiet residential block in Chicago’s Portage Park neighborhood.

Situated on 15,729 square feet of land, the property includes a 3-story concrete and masonry structure with a basement, as well as a single-story garage building and a fenced playground parcel with a small parking area off the alley in the rear. The existing improvements lend themselves to conversion to multi-unit residential, aligning with the RS-3 zoning designation and the area’s established residential character. The property may also be suitable for a variety of owner / users.

Located less than 1 mile west of I-90/94, the property is easily accessible from multiple transit options, including the Addison and Cicero bus lines, the CTA Blue Line (Addison station) approximately 1.6 miles away, and Cicero Avenue, a major north-south corridor.

Portage Park is a well-established neighborhood with a strong working-class population, historic architecture, and a mix of single-family homes and multi-unit buildings. The property’s location near the eastern edge of Portage Park and the Old Irving Park border offers convenient access to nearby schools, parks, and retail corridors.

Asking Price:	\$975,000
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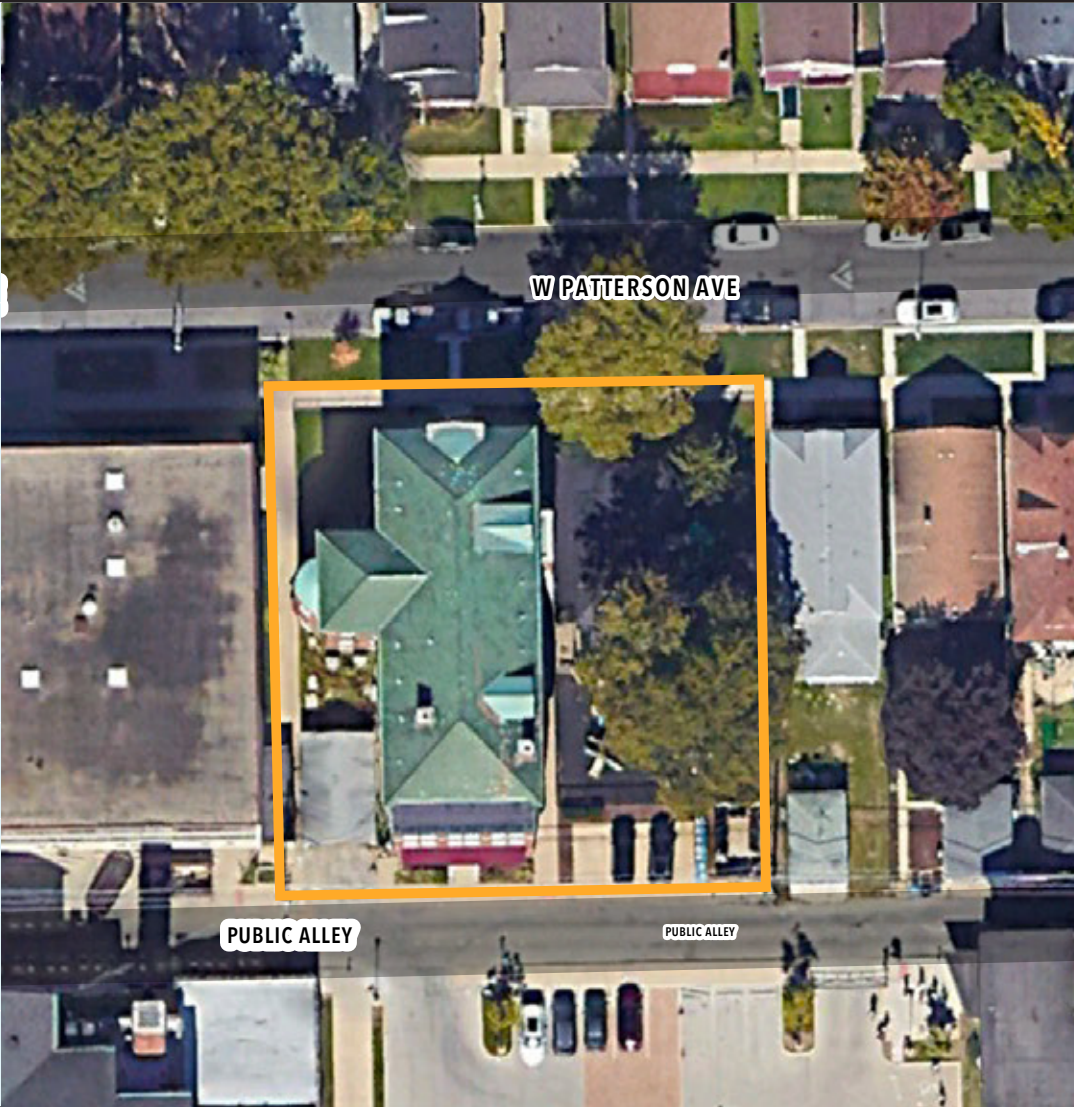
PROPERTY HIGHLIGHTS

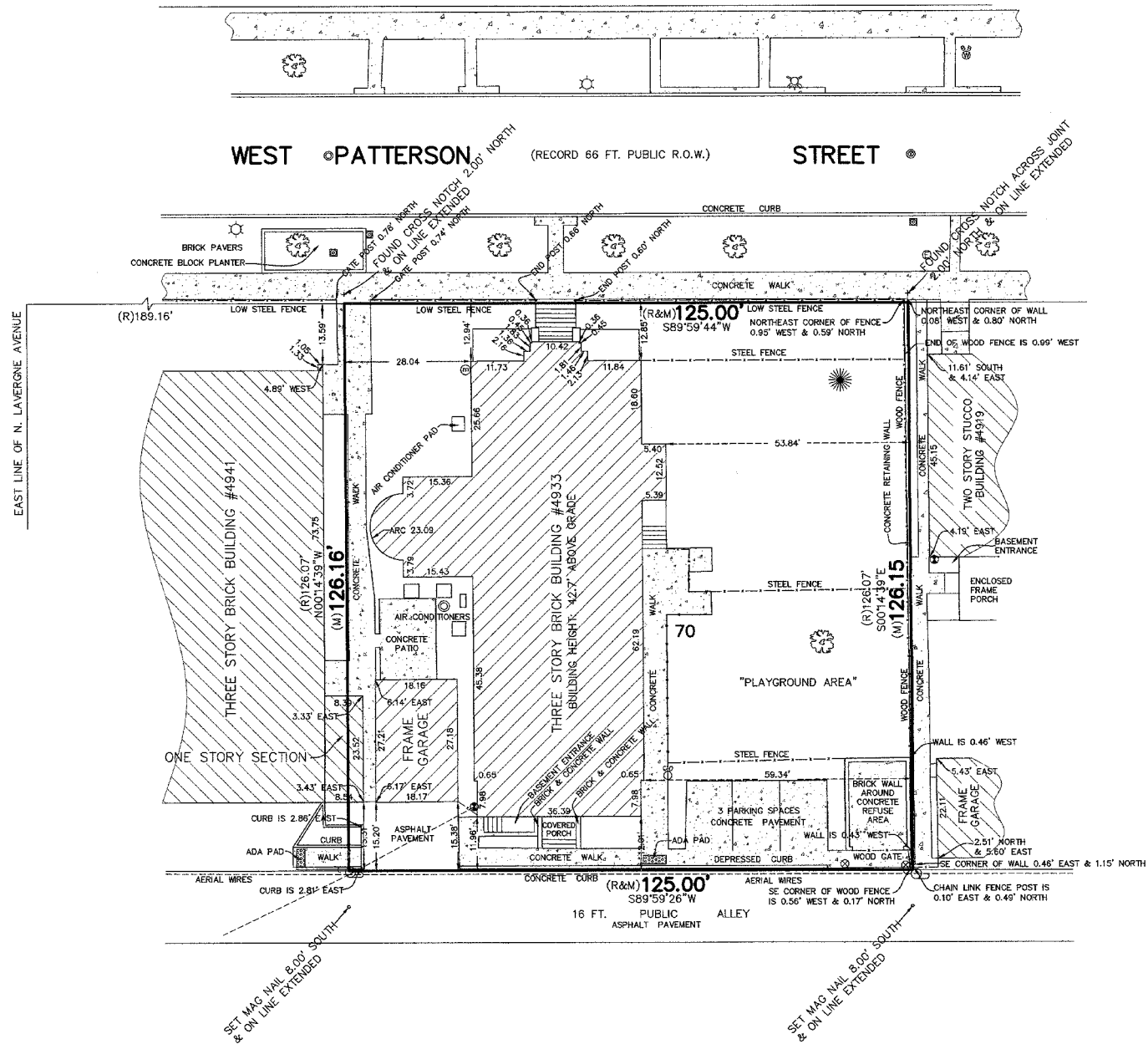
- + ±14,000 SF building area on a 126’ x 125’ lot
- + Existing SRO building with potential for multi-unit residential conversion
- + Includes a single-story garage and fenced playground parcel with a small parking area
- + Accessible to I-90/94, CTA Blue Line, and Cicero Avenue
- + Located within a mature residential neighborhood with a strong working-class demographic base
- + Zoned RS-3



PROPERTY DESCRIPTION

Address:	4925-4933 W. Patterson Avenue, Chicago, IL 60641
County:	Cook
Neighborhood:	Portage Park
Ward / Alderman:	30th / Ruth Cruz
Total Building Area:	±14,000 square feet
Total Land Area:	15,729 square feet / 0.36 acres
Description:	3-story plus basement building with residential dwelling conditions situated on a ±15,000 square foot parcel of land in Chicago’s Portage Park neighborhood.
Zoning:	RS-3
PINs:	13-21-230-007-0000
2023 Taxes:	N/A (Exempt)
Frontage:	±125’ along W. Patterson Avenue

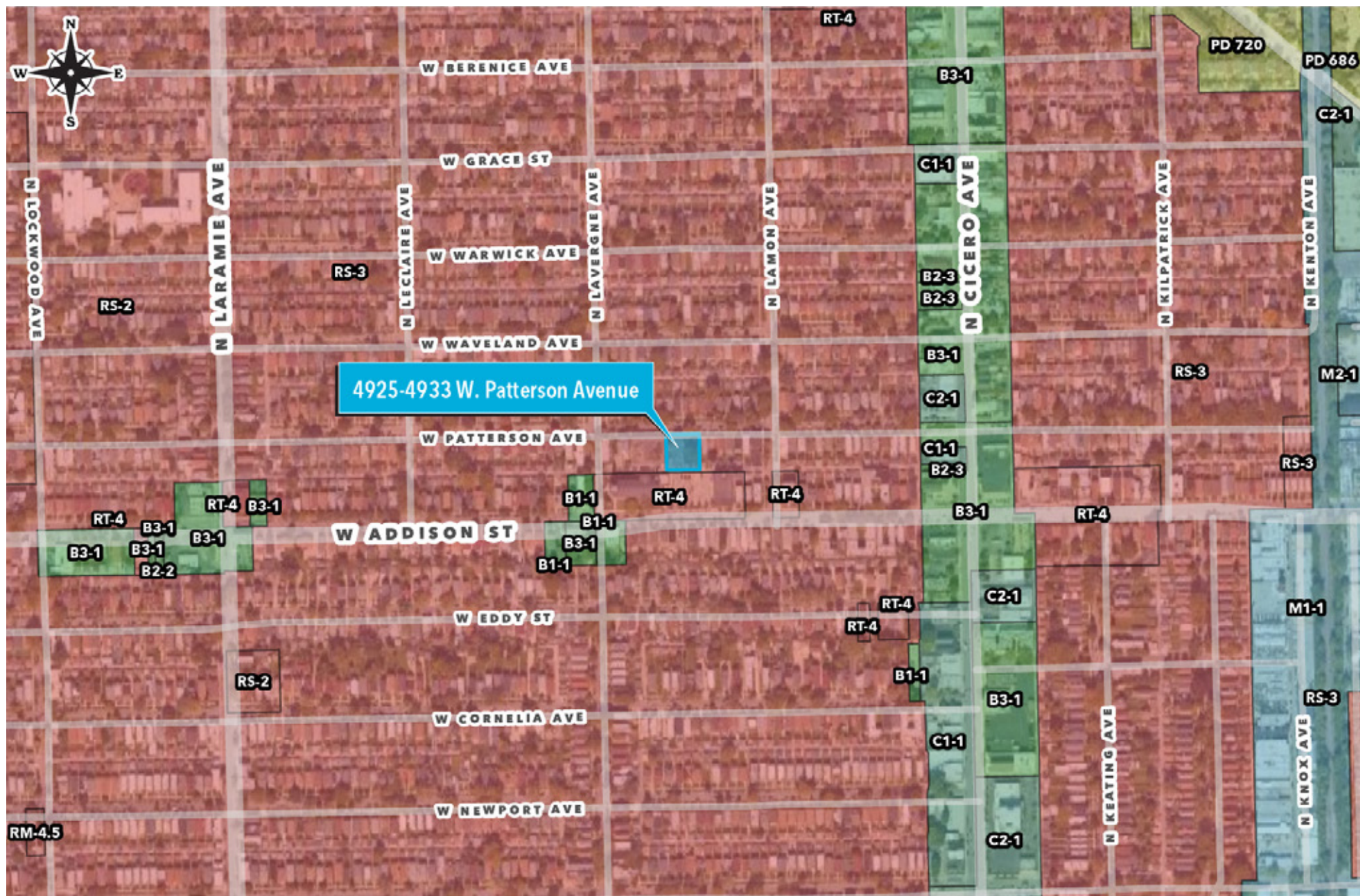
















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FOR MORE INFORMATION CONTACT

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