

For Sale | Mix Use Warehouse / Office/ Apt

4425 N. Elston Ave, Chicago, IL 60630

CRER



Tuyen Nguyen

Director

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Chicago Real Estate Resources, Inc.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago Real Estate Resources, Inc. (CRER) in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

PRICE	\$849,000
PRICE PER SQ. FT.	\$146
SALE TYPE	INVESTMENT OR OWNER USER
PROPERTY TYPE	INDUSTRIAL
PROPERTY SUBTYPE	WAREHOUSE
BUILDING CLASS	C
LOT SIZE	0.08 AC

RENTABLE BUILDING AREA	5,800 SQ. FT.
NO.STORIES	2
YEAR BUILT	1965
CLEAR CEILING HEIGHT	12 FT.
OPPORTUNITY ZONE	NO

ABOUT THE PROPERTY

CRER is proud to offer a Mixed-Use 2-story building located at 4425 N. Elston Ave, in Chicago’s Albany Park neighborhood with easy access to I-90/94, public transportation, and shopping.

The property consists of an upper-level apartment with 4 large bedrooms, a newly remodeled 1.5 bath, and a large open living/dining room with a lot of natural lighting. Ground level offers a range of business uses for office, retail, warehouse, auto shop, or light manufacturing. Additionally, the property has a rear 14’ drive-in-door garage for truck parking and multiple vehicles.



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RETAIL AREA MAP

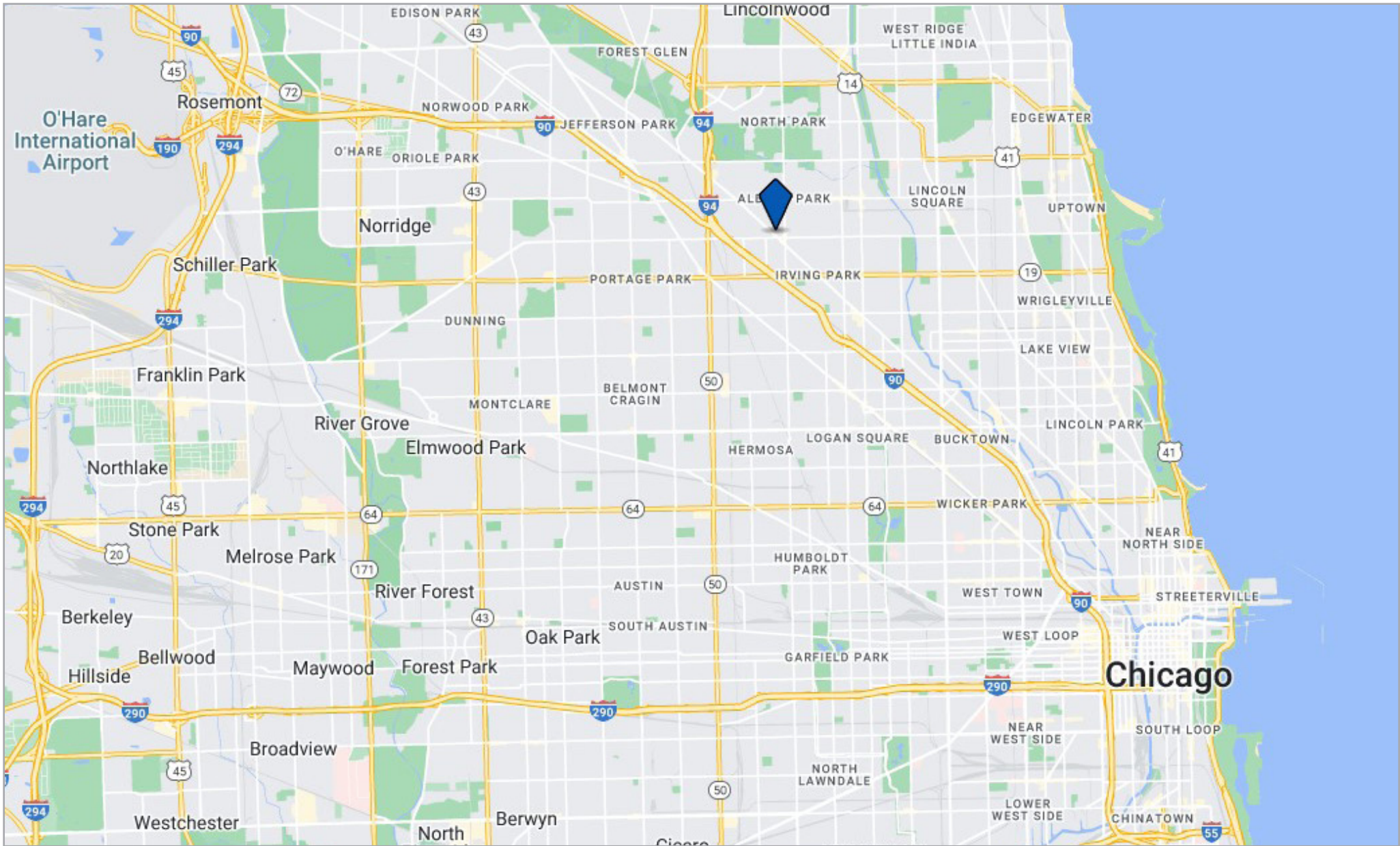


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AREA MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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DEMOGRAPHICS

INFORMATION	1 MILE	3 MILE	5 MILE
2022 Total Population	52,114	394,204	1,114,005
2027 Population	49,969	378,162	1,085,911
Pop Growth 2022-2027	(4.12%)	(4.07%)	(2.52%)
Average Age	38	38	38
2022 Total Households	17,396	138,038	434,576
HH Growth 2022-2027	(4.96%)	(4.96%)	(2.96%)
Median Household Inc	\$69,653	\$73,845	\$72,425
Avg Household Size	2.80	2.70	2.40
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$340,429	\$345,064	\$332,438
Median Year Built	1946	1947	1948





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TRANSPORTATION



TRANSIT / SUBWAY

 	CTA Irving Park Station	15 min walk	0.8 mi
 	CTA Montrose Station	16 min walk	0.8 mi

COMMUTER RAIL

 	Irving Park Station Commuter Rail (Union Pacific Northwest Line)	16 min drive	0.8 mi
 	Mayfair Station Commuter Rail (Milwaukee District North Line)	20 min drive	1.0 mi

AIRPORT

	Chicago O'Hare International Airport	16 min drive	9.9 mi
	Chicago Midway International Airport	25 min drive	13.3 mi

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ABOUT NATE GAUTSCHE



Tuyen Nguyen

Director



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Tuyen Nguyen has been a licensed broker since 2003 with extensive commercial leasing and consultative experience. She is a broker, of both real estate and businesses – for nail salons, restaurants, daycare centers, fitness centers, and franchised tea/coffee shops, and investment property.

As a landlord representative, she has worked with Dunkin' Donuts, Curves, Domino's Pizza, Title Boxing, Harold's Chicken, Just Turkey, Boost Mobile, and more.

As a trusted advisor with a history of success upon a service-oriented approach, Tuyen truly believes that every client can achieve their real estate goals when given the best possible support, resources, and tools to make it happen.

With a B.S. in Computer Information Technology from DeVry University, she learned how to leverage her analytical and technical skills through the implementation of software utilities for marketing and strategic planning and execution of portfolios.

Tuyen's family immigrated from Vietnam to Chicago in 1979 and she grew up on the North Side of Chicago. She possesses diverse knowledge of the local real estate market; business and corporate objectives.

She speaks fluent Vietnamese and is extensively involved with the Asian-American community. Between 2019 and 2020, she served as the President of the Asian Real Estate Association of America (AREAA), which she has been a part of since 2010. She also served on AREAA'S National Commercial Board, CAR Global Council, and CAR Commercial Forum.

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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

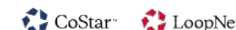
96% Satisfaction rate among our clients
16 Years - Average CRER broker experience
30% of CRER brokers are CCIM designees
\$2.5 Billion sold by CRER brokers
75% of CRER listings sell within 90 days
17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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