

# FOR SALE | 10,000 SQ. FT. BOW-TRUSS BUILDING

1833 W. Irving Park Rd. Chicago, IL 60613

CRER



**Steven Rapoport, CCIM**

Senior Director

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800 W. Diversey Pky, Chicago IL 60614  
(773) 327-9300 [www.crer.com](http://www.crer.com)





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## DISCLOSURE

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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## PROPERTY OVERVIEW

### PROPERTY ADDRESS:

**1833 W. Irving Park Rd. Chicago, IL 60613**

### ASKING PRICE:

**\$1,200,000**

### ZONING:

**B3-2**

### SITE SIZE:

**11,876 Sq. Ft.**

### ZONING NOTES:

**TOD Within Transit Oriented Development Boundries**

### BUILDING SIZE:

**10,000 Sq. Ft.**

### PIN#:

**14-19-201-032-0000**

### TAXES (2021):

**\$33,374.55**

### LOADING AREAS:

**(1) 11' Drive-in door + (2) 10' Drive-in doors**

### TRANSPORTATION:

**Direct Access to Adjacent CTA Train**

### CEILING HEIGHT CLEARANCE:

**12 feet to the trusses, up to 20 feet above the trusses**

### PARKING:

**Current ownership is leasing 7 spaces from the CTA under the tracks**

## PROPERTY DESCRIPTION

CRER (Chicago Real Estate Resources, Inc.) is proud to offer this unique opportunity situated in the desirable North Center neighborhood of Chicago just off the Irving Park Brown Line CTA stop.

This listing offers a rare chance to acquire one of the few remaining original bow truss buildings situated in a prime location with direct access to the adjacent Irving Park Brown Line train stop. The property also offers potential as a Transit Oriented Development site however, it should be noted that the site has no frontage on Irving Park Rd and is only accessible off the alley.

Current ownership leases 7 under-track parking spaces from the CTA. Buyer to verify current availability and pricing of parking.



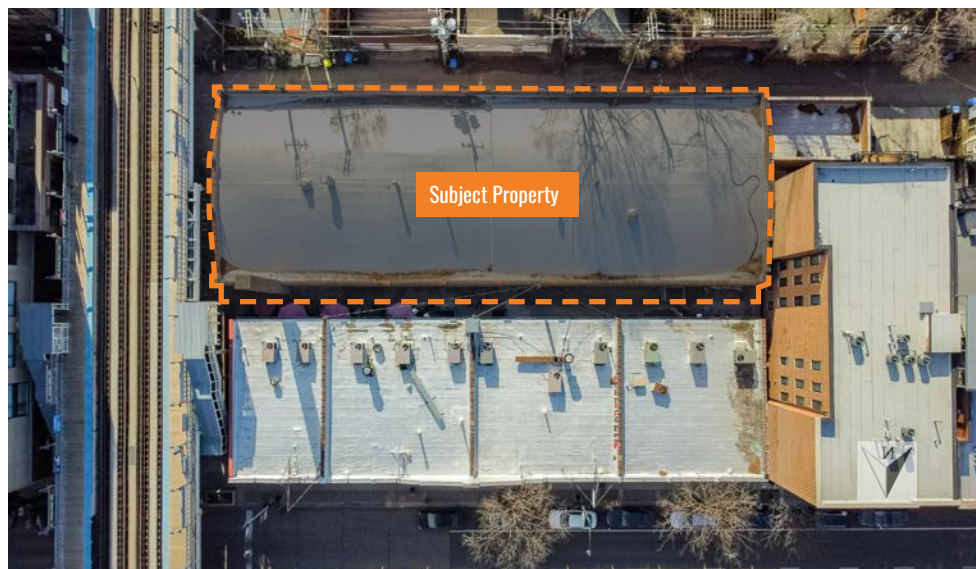


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## PROPERTY PHOTOS AND AERIALS





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## AERIAL VIEW NORTH WEST



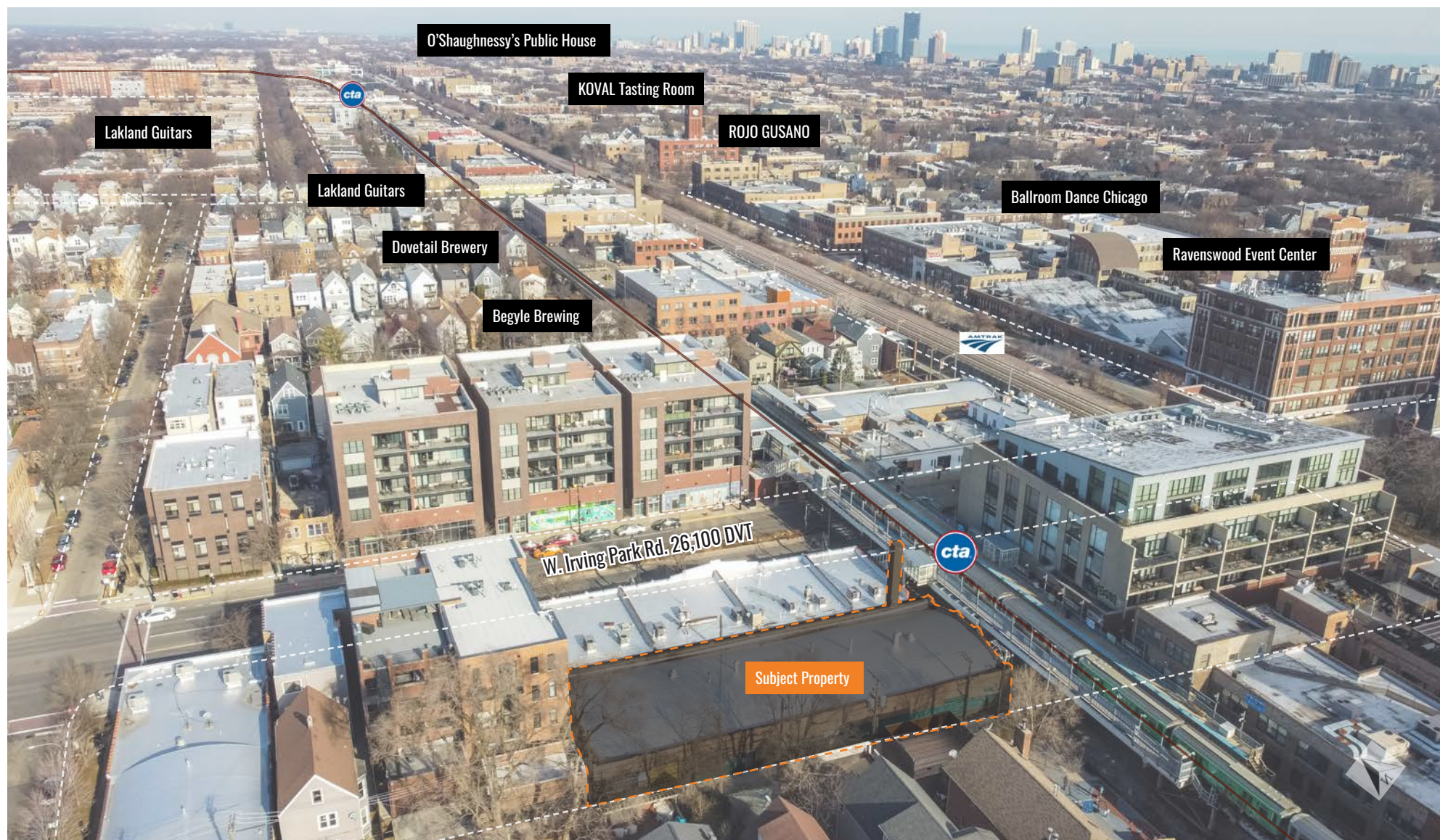


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## AERIAL VIEW NORTH



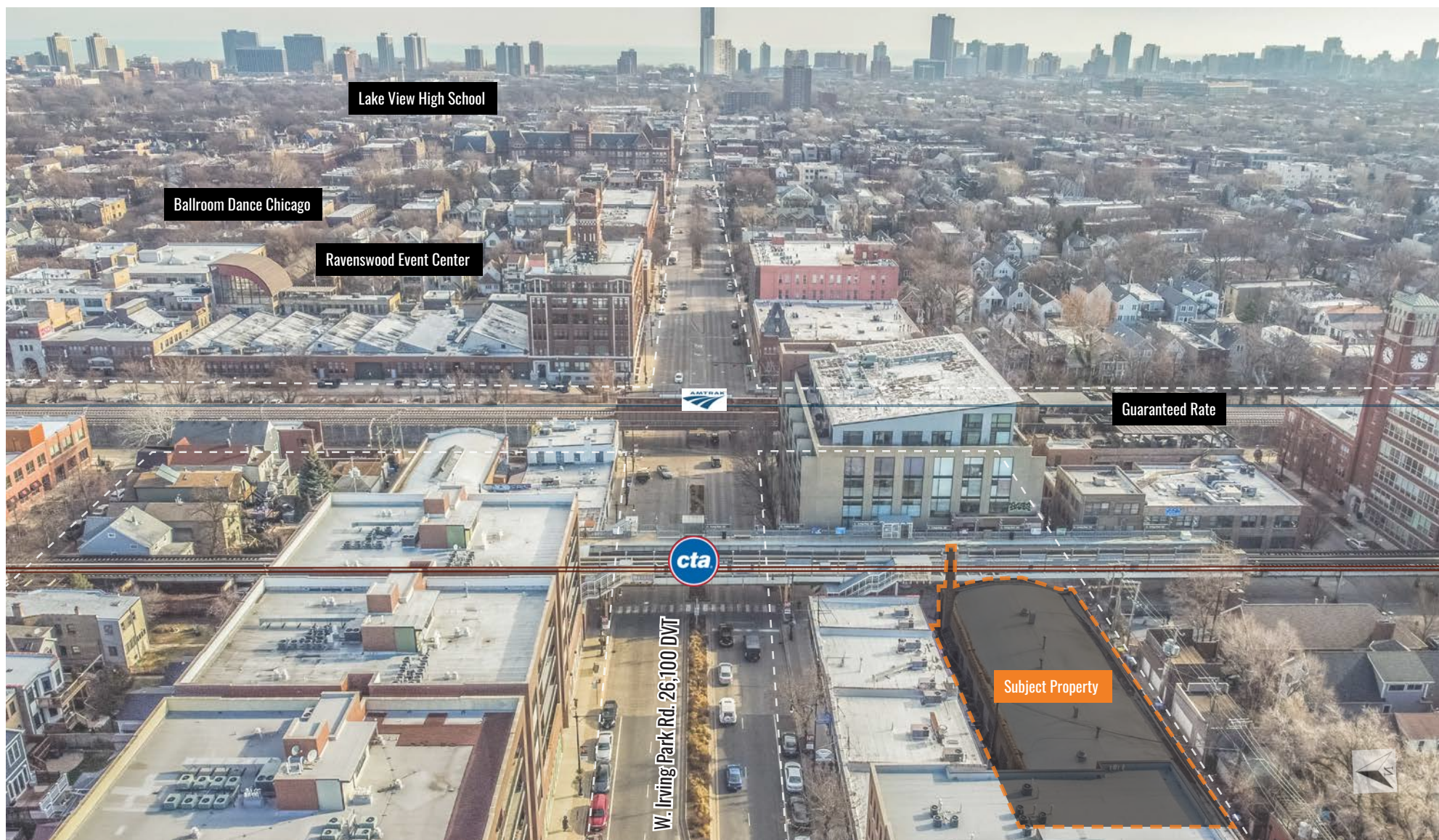


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## AERIAL VIEW EAST



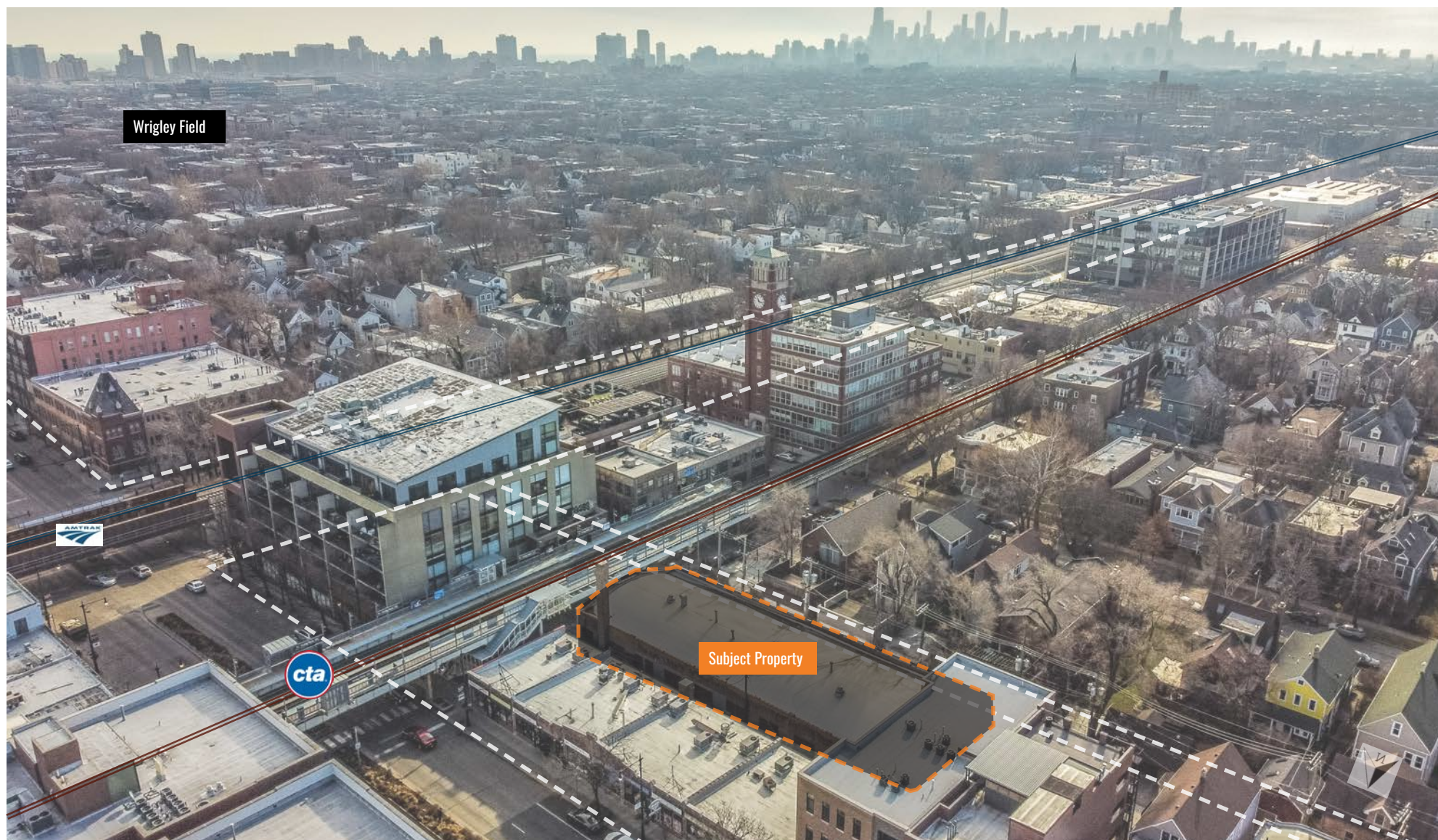


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AERIAL VIEW SOUTH EAST





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## ABOUT THE NEIGHBORHOOD

The North Center and Lincoln Square neighborhoods of Chicago are full of unique attractions and activities for visitors and locals alike. From specialty shops, delicious restaurants, and trendy nightlife, these two neighborhoods are sure to be a hit for anyone looking for a great time.

North Center is located in the North Side of Chicago, just north of the Loop.

This neighborhood is a great spot for those who want to experience a little bit of everything Chicago has to offer. There are plenty of shops, pubs, and restaurants for those who want to explore the area. In addition, the neighborhood also boasts a great selection of theaters, music venues, and even a brewery.

The neighboring Lincoln Square is known for its lively restaurant scene. From casual eateries to upscale dining, Lincoln Square has something for everyone. The neighborhood is also home to some of the city's best music venues, like Lincoln Hall and Schubas. For those looking for a night out, the neighborhood has plenty of bars and clubs to choose from.

Both North Center and Lincoln Square have plenty to offer visitors and locals alike. Whether you're looking for a great meal, a night on the town, or just a place to relax and enjoy the city, these two neighborhoods have something for everyone.





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## TRANSPORTATION



### TRANSIT / SUBWAY



Irving Park Station (Brown Line)

1 min drive

1 min walk

0.0 mi



Montrose Station (Brown Line)

2 min drive

11 min walk

0.6 mi



Addison Station (Brown Line)

2 min drive

12 min walk

0.6 mi



Paulina Station (Brown Line)

3 min drive

18 min walk

0.9 mi



### COMMUTER RAIL



Ravenswood Station Commuter Rail (Union Pacific North Line)

4 min drive

1.0 mi



Clybourn Station Commuter Rail (Union Pacific North, Union Pacific Northwest)

5 min drive

2.9 mi



### AIRPORT



Chicago O'Hare International Airport

20 min drive

13.0 mi



Chicago Midway International Airport

25 min drive

14.2 mi

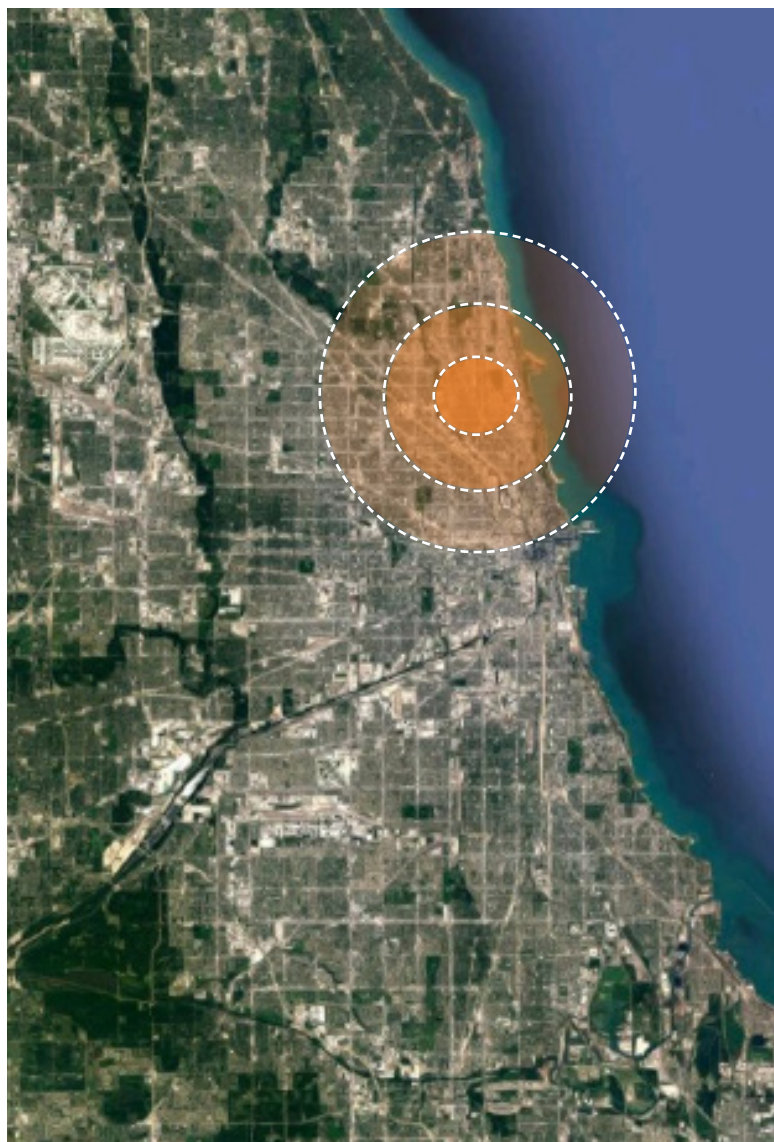


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## DEMOGRAPHICS



CHICAGO POPULATION	WARDS	COMMUNITY AREAS	NEIGHBORHOODS
2,716,450	50	77	100

	1 MILE	3 MILE	5 MILE
2022 Total Population	55,467	512,090	1,054,518
2027 Population	53,963	502,855	1,039,326
Pop Growth 2022-2027	(2.71%)	(1.80%)	(1.44%)
Average Age	36	37	38
2022 Total Households	26,602	234,778	457,720
HH Growth 2022-2027	(3.41%)	(2.21%)	(1.56%)
Median Household Inc	\$109,231	\$83,417	\$81,120
Avg Household Size	2.00	2.00	2.20
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$587,363	\$395,885	\$380,238
Median Year Built	1946	1948	1949



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## ABOUT STEVEN RAPOPORT



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Chicago, IL 60614

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As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 14 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.



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## ABOUT CRER

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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