

5920-22 W. Irving Park Rd., Chicago, IL

**\$ 745,000**



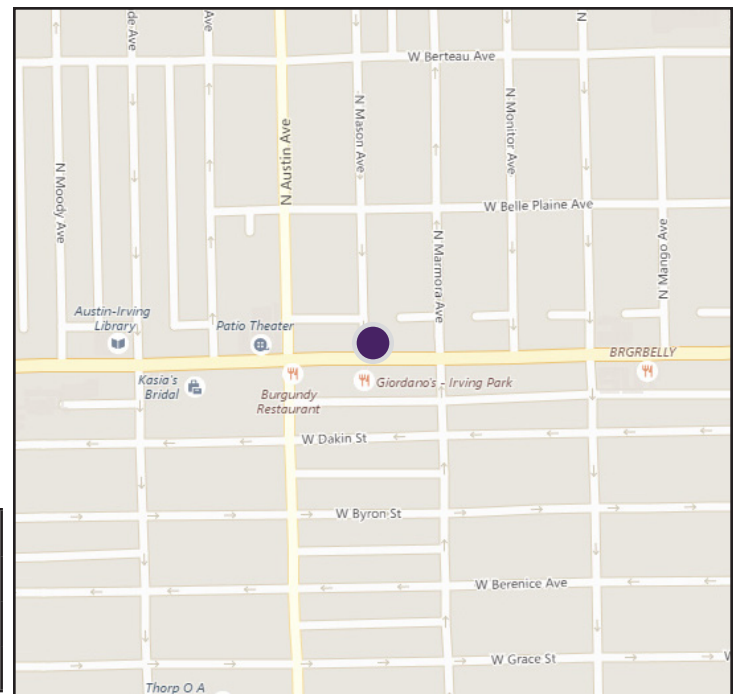
## Property Highlights

- 6,700 SF retail storefront building
- Divided into two storefronts
  - 4,700 SF corner unit
  - 2,000 SF retail storefront
- Site can be redeveloped for residential - approved for 8 units
- FAR: 18,266 SF
- Highly visible corner location
- Perfect for user or investor
- Nearby businesses: Giordano's, BMO Harris Bank and more
- Land Area: 8,303 SF
- Traffic Count: 29,359 cars daily
- Zoning: B2-2
- Taxes (2021): \$24,102.97 (under protest)

## Property Overview

A vacant 6,700 square foot retail storefront on Irving Park is available for sale. The building is divided into two units – a ,700 square foot corner unit and a the 2,000 square foot unit. The site can also be redeveloped for residential use for eight large apartment units. This is a highly visible corner location, perfect for a user or investor.

Portage Park is a largely residential neighborhood on the northwest side of the city. Many of the homes throughout the neighborhood are bungalows and two-flats. Commercial properties tend to be clustered along the major arteries such as Irving Park.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	43,577	356,149	855,556
Households	15,062	120,639	302,466
Average Income	\$58,149	\$53,121	\$54,258

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