

4952-4968 N Elston Ave, Chicago, IL, 60630

CHICAGO, IL



OFFERING MEMORANDUM

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CHICAGO, IL

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ELSTON - LOCATION OVERVIEW

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
AVAILABLE SF:	
LOT SIZE:	39,192 SF
BUILDING SIZE:	26,022 SF
ZONING:	M1-1
MARKET:	Albany Park
SUBMARKET:	North Mayfair
TRAFFIC COUNT:	16,082
PRICE / SF:	\$74.00

PROPERTY OVERVIEW

KW Commercial, as the exclusive agent, is pleased to present the opportunity to acquire two separate parcels for sale in the North Mayfair community of Albany Park. The first parcel, which holds 17,259 SF of land contains a restaurant with its own parking space, along with two adjacent buildings holding different businesses. The second parcel holds 21,933 SF of land and contains approximately 17,000 SF of a recently new constructed warehouse building which is perfectly kept with an active business as a single tenant use. The entire land is composed of 39,182 SF and is zoned M1-1.

PROPERTY HIGHLIGHTS

Elston - Location Overview



TASTES & TOURS OF ALBANY PARK

LOCATION OVERVIEW

While Chicago holds a reputation of being a notoriously segregated city, the Albany Park neighborhood is a striking example of how ethnically diverse a community can be. The area is not only one of the most diverse neighborhoods in Chicago, but it also contains a solid inventory of classic Chicago-style bungalows and brick two-flats. Albany Park is often listed as one of the most — if not the most — ethnically diverse neighborhoods in Chicago. At the same time, Chicago has a reputation for being quite segregated.

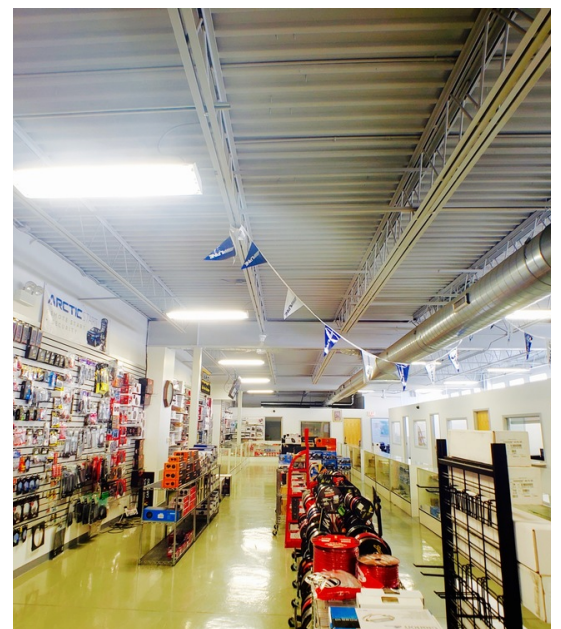
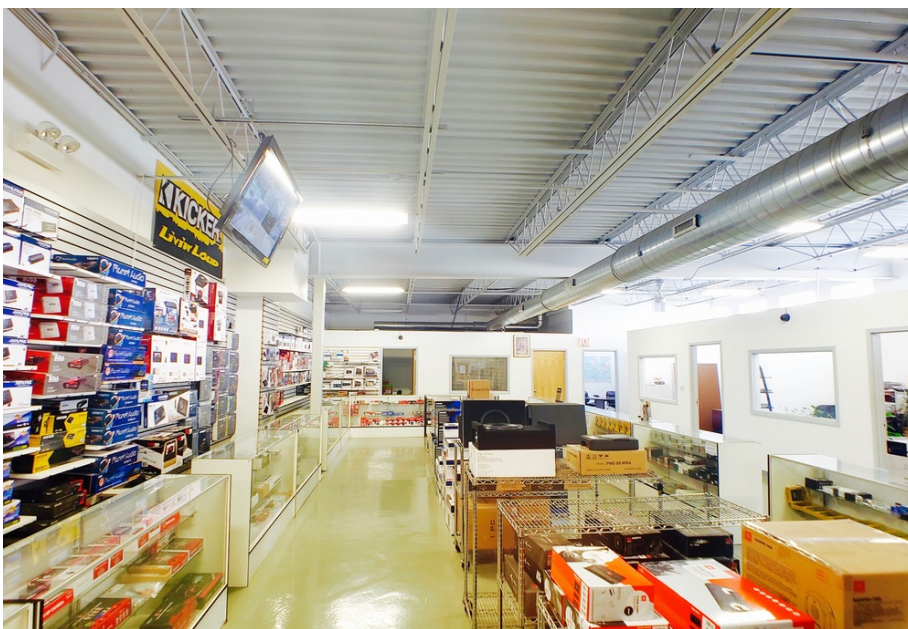
What sets Albany Park apart is that its business community reflects its ethnic community. This has created an equitable business district that respects the many cultures which exist in the community, rather than dividing them. You'll walk into a shop and meet three wonderful generations of a family that are proud to serve you.

No dividing lines there, just a deep passion to succeed! Its restaurant scene is like walking through an authentic Epcot, you'll be able to sample food from everywhere in the world but you won't need a passport or to empty your wallet to enjoy yourself. There also is no need for a car in Albany Park. People bike and take the CTA everywhere we need to go.

No trip to Albany Park is complete without a visit to some of the classics: Lebanese cuisine at Semiramis, authentic Persian dishes at Noon-O-Kabab, Swedish favorites at Tre-Kroner, the best Korean barbecue at Chicago Kalbi, and fine Filipino food at Merla'skitchen. Some of the area's newer places are becoming Chicago staples, not just hot spots in the neighborhood. For example, RojoGusano has people traveling from out of state to sample their Mexican-inspired experiments.

If one is interested in starting a business, know that Albany Park is open for business! It has one of the highest walk scores in the city, outstanding commercial spaces for entrepreneurs, an active chamber of commerce, and responsive representatives in their respective aldermen which serve the area.

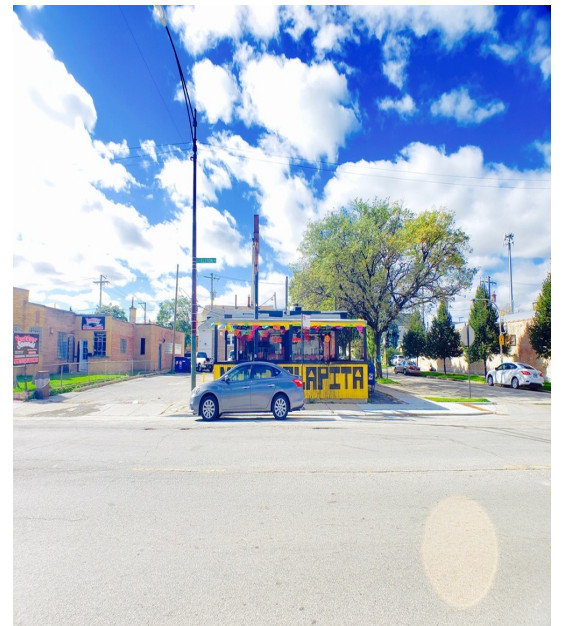
Additional Photos



Additional Photos



Additional Photos



Additional Photos



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LOCATION INFORMATION

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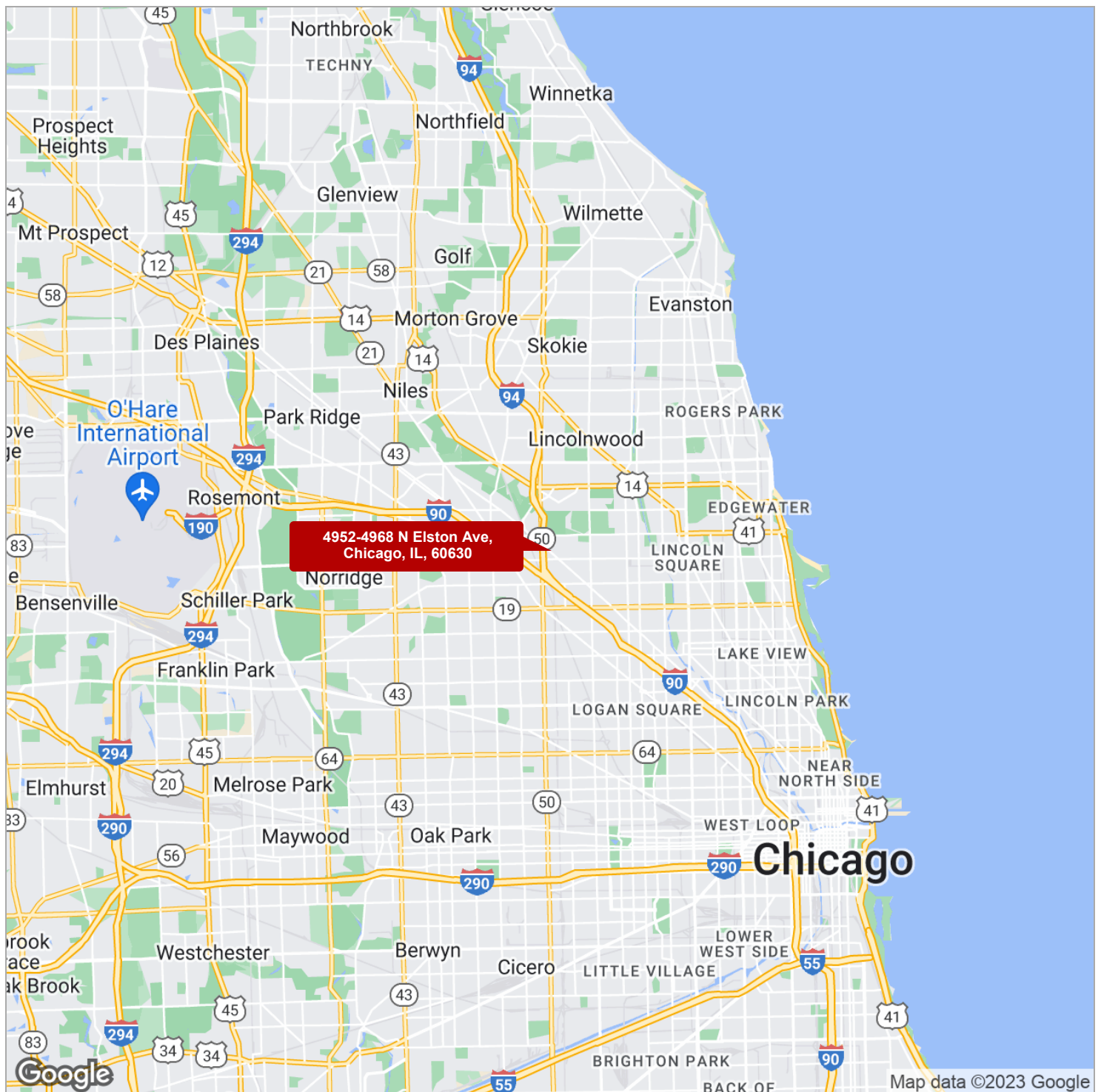
REGIONAL MAP

LOCATION MAPS

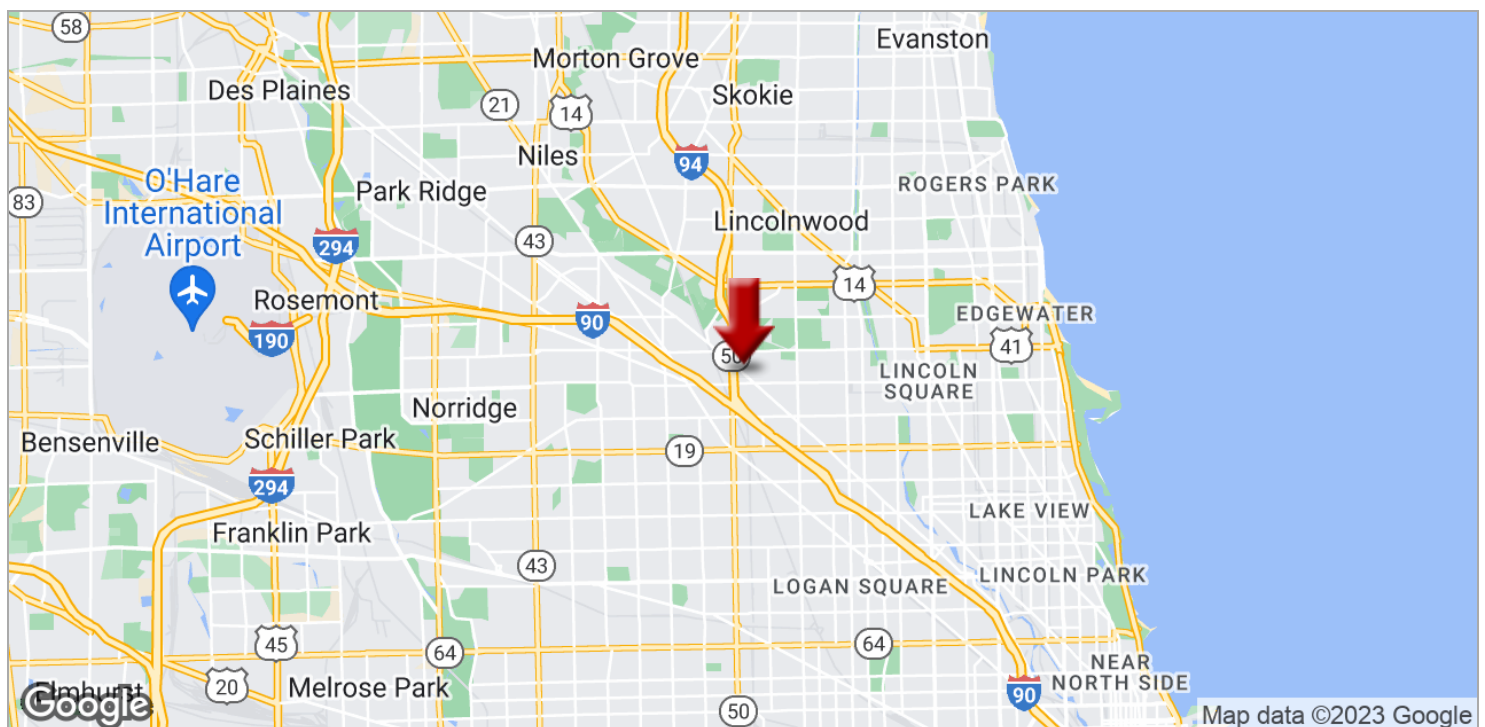
AERIAL MAP

RETAILER MAP - 4970 N ELSTON

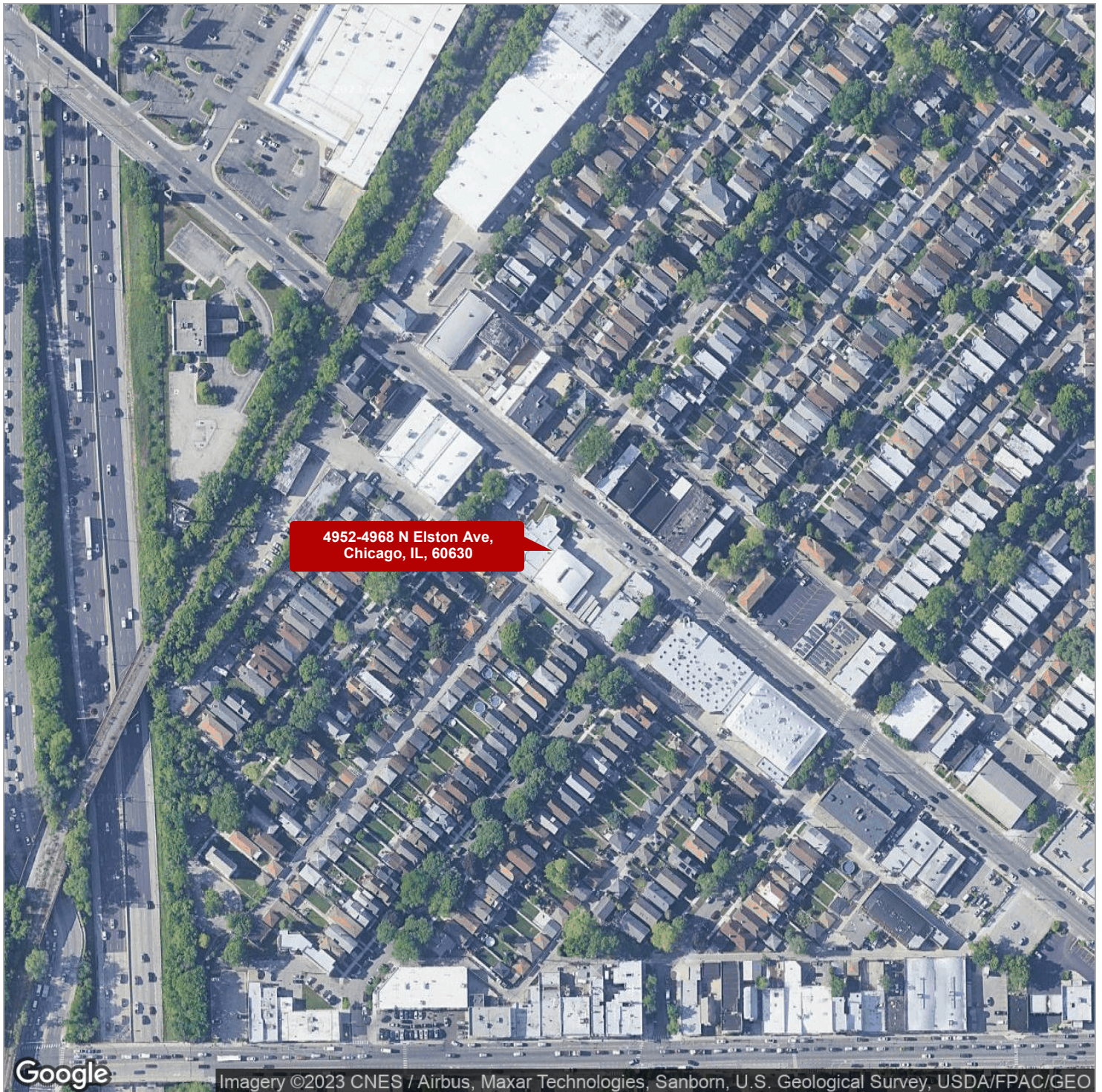
Regional Map



A map of the North Mayfair neighborhood in Chicago. The map shows a grid of streets. A red arrow points to the intersection of N Elston Ave and N Kruger Ave. The area is labeled 'NORTH MAYFAIR'. Major roads like I-90 and I-94 are visible on the left. The Google logo is in the bottom left corner, and 'Map data ©2023' is in the bottom right corner.



Aerial Map



The map displays the following businesses and landmarks with callout boxes:

- HUNAN SPRING** (Green box)
- DUNKIN' DONUTS** (Orange box)
- Mother's Kitchen** (Yellow box with chicken logo)
- SEAFOOD CITY** (Red box with fish logo)
- CHASE** (Blue box with Chase logo)
- STARBUCKS COFFEE** (Green box with Starbucks logo)
- FIFTH THIRD BANK** (Blue box with Fifth Third Bank logo)
- CHITOWN FISH & SEAFOOD** (Blue box with fish logo)
- Associated Bank** (Green box with Associated Bank logo)
- FIRST AMERICAN BANK** (Blue box with First American Bank logo)
- PLAZA** (Black box with Plaza logo)
- Hoyne Savings Bank** (Green box with Hoyne Savings Bank logo)
- FHC** (Black box with FHC logo)
- FANNIE'S** (Black box with Fannie's logo)
- Hala In RESTAURANT** (Green box with Hala In logo)
- PARKWAY BANK** (Blue box with Parkway Bank logo)
- CITIBANK** (Blue box with Citibank logo)
- Señor Pan Cafe** (Yellow box with Señor Pan logo)
- MAYFAIR RESTAURANT** (White box with Mayfair Restaurant logo)
- Marie's PIZZA & LIQUORS** (White box with Marie's logo)
- ALBANK** (White box with Albanc logo)
- Taste of Colombia, Inc.-TOC-Coffee Roas** (White box with Taste of Colombia logo)
- McDonald's** (Red box with McDonald's logo)

A red arrow points to the intersection of N Elston Ave and W Argyle St. The map also shows major roads like I-94 and I-90, and the Montrose and Mayfair subway stations.

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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

A map of Chicago, Illinois, centered on the Loop area. Three concentric circles are drawn around the center, representing drive time zones for the 2012 election. The innermost circle is labeled '10 min', the middle circle is labeled '20 min', and the outermost circle is labeled '30 min'. The map shows various neighborhoods and landmarks, including Edison Park, Forest Glen, West Ridge, Little India, Edgewater, Uptown, Lincoln Square, North Park, North Branch, Irving Park, Old Irving Park, Portage Park, Dunning, Belmont Heights, Norridge, Harwood Heights, and Norwood Park. Major highways like I-90, I-94, and I-55 are also shown.

* Demographic data derived from 2020 ACS - US Census