



FOR SALE OR LEASE

+/- 19,394 SF BUILDING

3123 N. CLYBOURN AVENUE, CHICAGO, IL 60618

CBRE

PROPERTY INFO

- **Asking Price:** \$2,100,000
- **Lease Rate:** Subject to Offer
- **Building Size Available:** +/- 19,394 SF
 - Basement: +/- 2,418 SF
 - 1st Floor: +/- 7,239 SF
 - 2nd Floor: +/- 7,098 SF
 - 3rd Floor: +/- 2,639 SF
- **Land Size Available:** +/- 12,000 SF
- **Current zoning:** C1-2
- **Traffic Count:** 8,450 VPD on Clybourn Avenue

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	47,988	258,612	611,270
MEDIAN HH INCOME	\$129,271	\$112,427	\$97,692
DAYTIME POPULATION	42,058	205,202	483,168
BUSINESSES	19,320	83,014	189,242

TAX SUMMARY - PIN #	2022
14-30-100-029	\$48,799.30
14-30-100-030	\$19,293.66
14-30-100-031	\$18,973.74
14-30-100-032	\$18,018.14
TOTAL 2021 TAX: \$105,084.84	



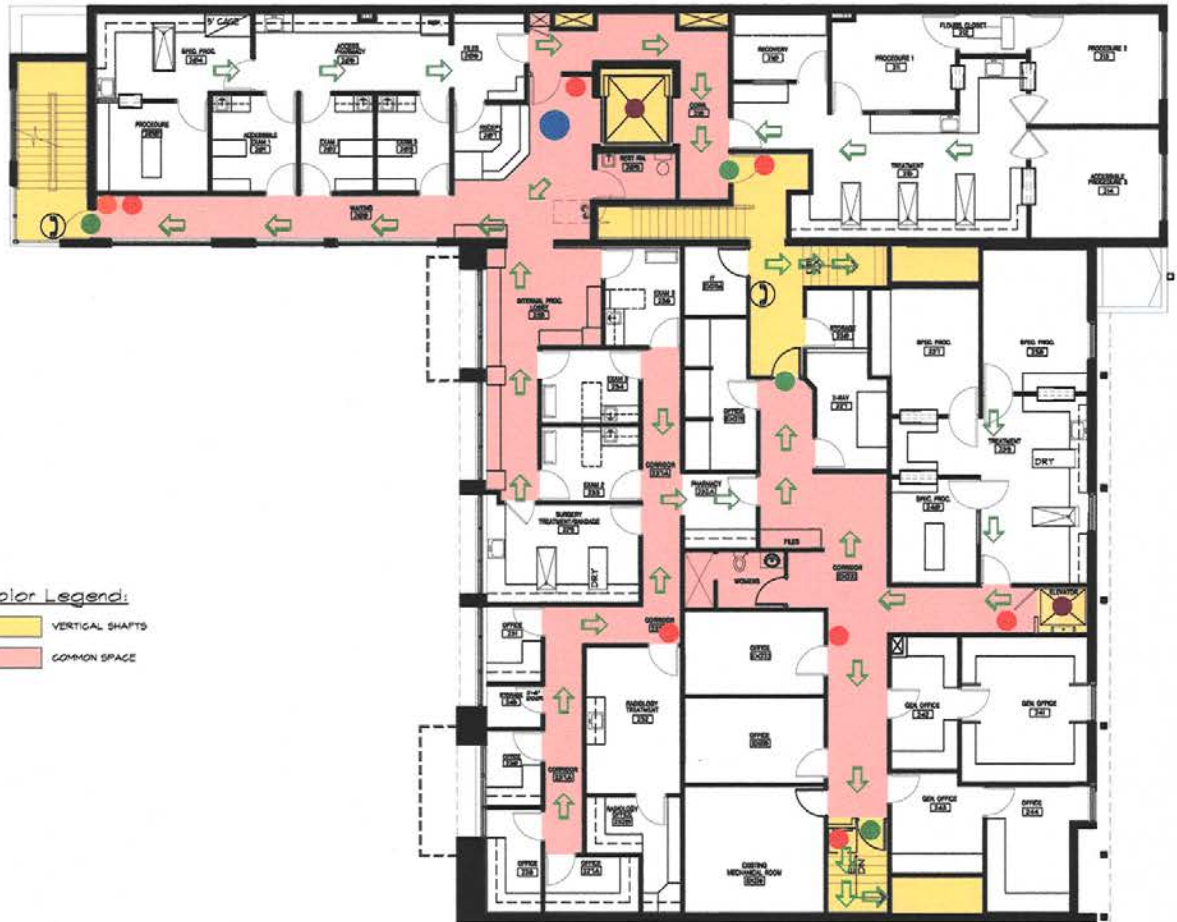
PHOTOS



FLOOR PLANS

-  YOU ARE HERE
-  EXIT
-  FIRE ALARM PULL STATION
-  FIRE EXTINGUISHER
-  EMERGENCY PHONE
-  ELEVATOR

2ND FLOOR



CLYBOURN AVE.

3RD FLOOR



-  YOU ARE HERE
-  EXIT
-  FIRE ALARM PULL STATION
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CONTACT US

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CBRE

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