

3423 W FULLERTON AVENUE  
LOGAN SQUARE



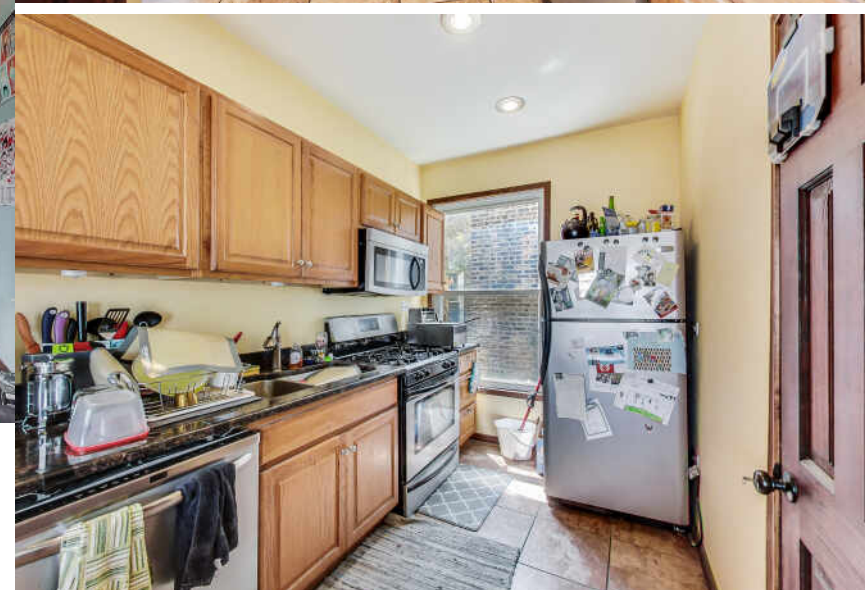


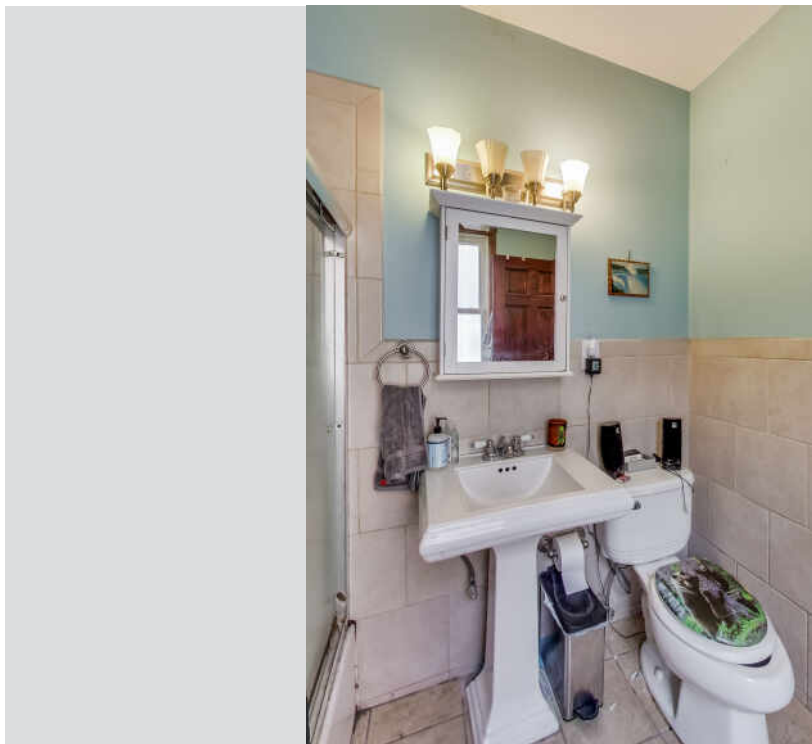
## MIXED-USE IN LOGAN SQUARE

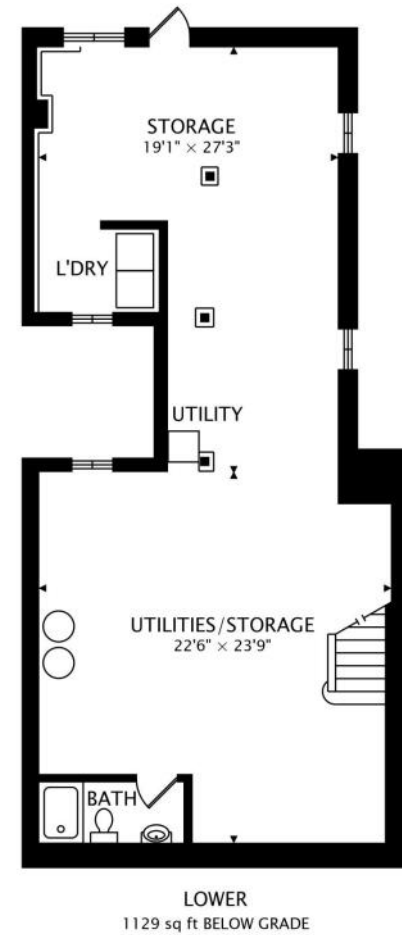
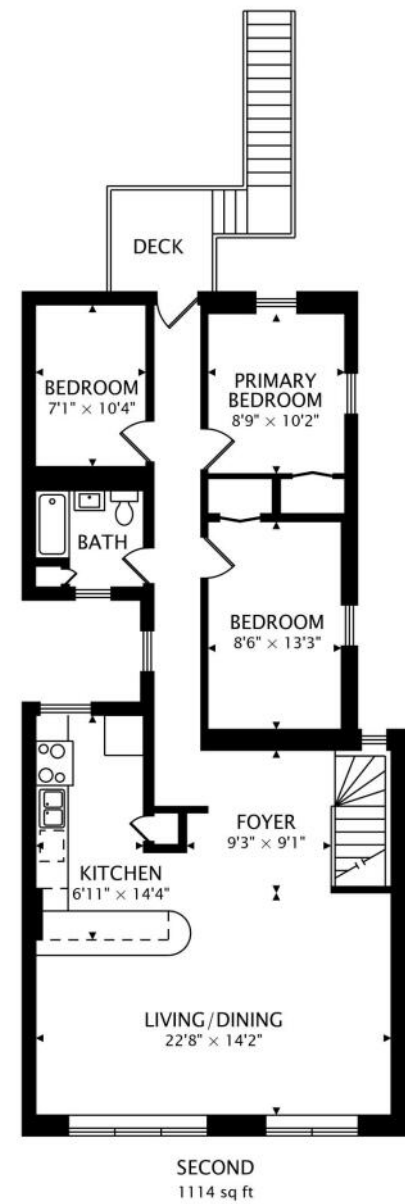
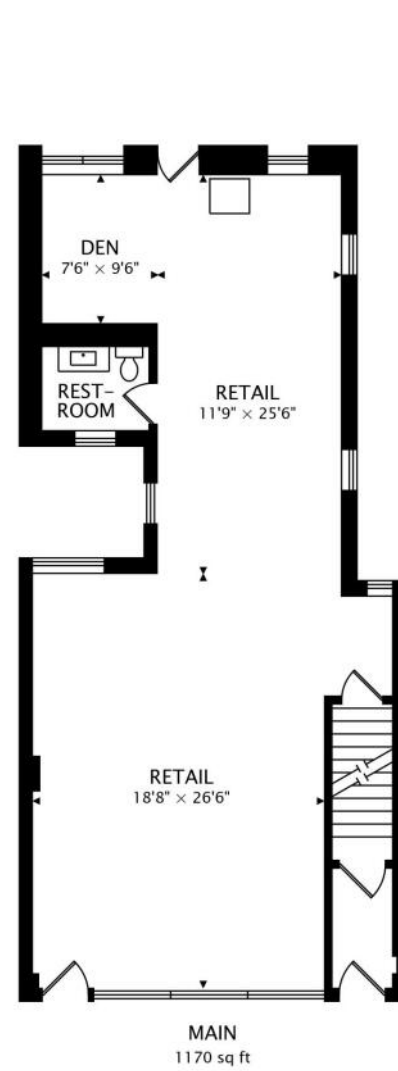
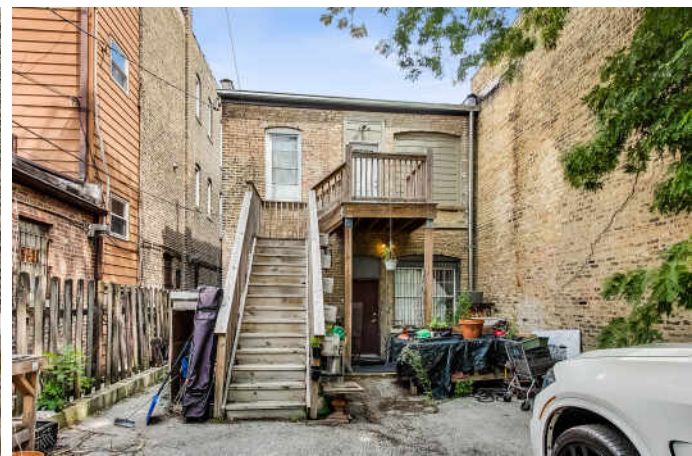
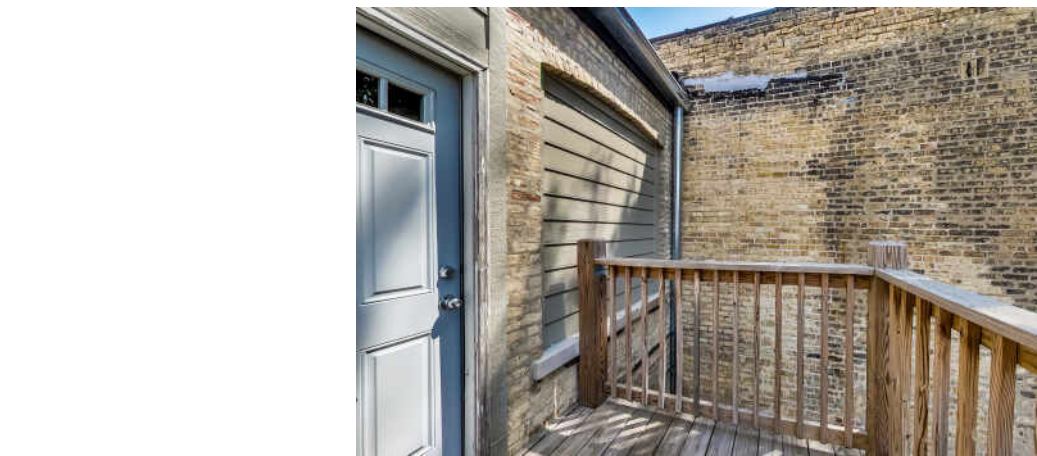
Two-story classic Chicago brick storefront building with full basement. Move-in ready storefront and residential rental unit from second floor apartment. Conveniently located on Fullerton Ave. with heavy foot and traffic exposure. Great opportunity for a new, existing or expanding business. Roof total tear off about 8 years ago. Building has 4 parking spaces and plenty of street parking within a short walk. Updated second floor apartment has 2bedrooms plus den/1bath and provides an opportunity for additional income. Apartment features granite counters, stainless steel appliances, updated bathroom, and rear parking space for tenant. Both tenants are month to month.

2 PLUS DEN BEDROOM  
2 BATH  
TAXES: \$7,644











## LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL.

The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.



NOTES \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## RON KNOLL

(773) 330-2353

RONK@ATPROPERTIES.COM

WWW.KNOLLHAEDICKE.COM

KNOLL+HAEDICKE  
GROUP



## MATTHEW HAEDICKE

(312) 783-5995

MATTH@ATPROPERTIES.COM

*Matthew Haedicke*  
REALTOR

@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

3423WFULLERTONAVENUE.INFO