

LOGAN SQUARE COMMERCIAL CONDO FOR SALE

# 2624 W. Armitage Avenue

CHICAGO, IL 60647



Kerwin Alvero  
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## 2624 W. Armitage Avenue

Baum Realty Group, LLC has been exclusively retained to offer for sale 2624 W. Armitage Avenue, a two-unit commercial condominium located in Chicago's Logan Square neighborhood on the city's Northwest Side.

The property includes two (2) ±1,400 SF south-facing commercial condo units filled with abundant natural light. One unit is currently vacant in vanilla shell condition, featuring 10' ceilings, and concrete floors. It offers a flexible layout and serves as a true blank canvas ideal for a variety of users. The second unit is currently occupied by a tenant (lease details available upon request).

Conveniently located just a 10-minute walk from both the California and Western CTA Blue Line stations and along the Armitage bus route, the property is surrounded by neighborhood favorites including Caffè Umbria, Donkey Table Stick, Bang Bang Pie & Biscuits, Margie's Candies, and Arturo's Tacos, with additional local amenities nearby. Free street parking provides easy access for employees and visitors alike.

### INVESTMENT HIGHLIGHTS

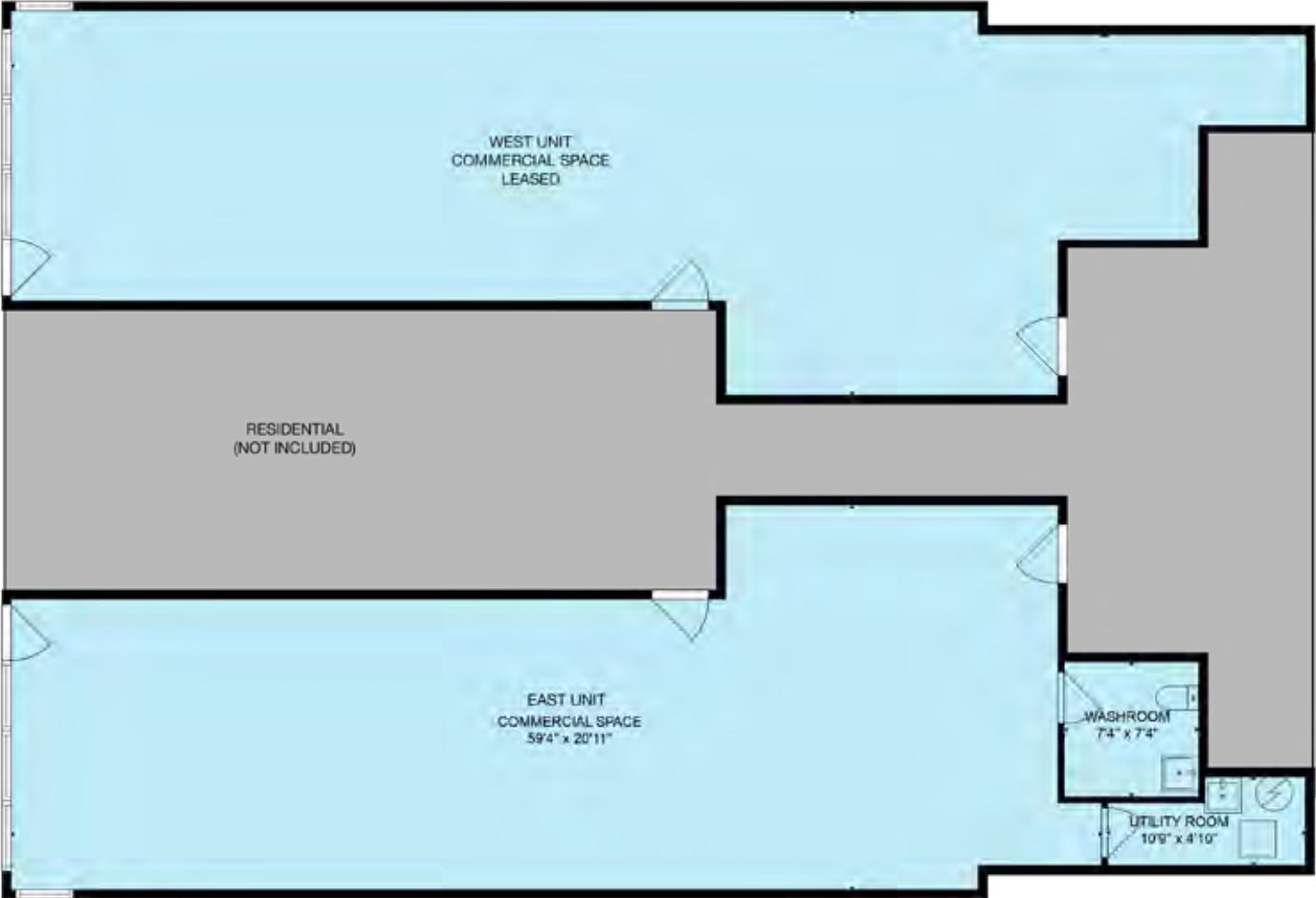
- + **Two-unit commercial condo** ideal for owner/operators
- + **Open floor plan** with **10' ceilings**
- + South-facing units with **abundant natural light**
- + **Walkable to two CTA Blue Line stations** and located along the Armitage bus route
- + **Free street parking** in a vibrant, amenity-rich neighborhood

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Zoning:	B3-2
2023 RE Taxes:	\$18,545.23
<b>Sale Price:</b>	<b>\$535,000</b>

# Floor Plan

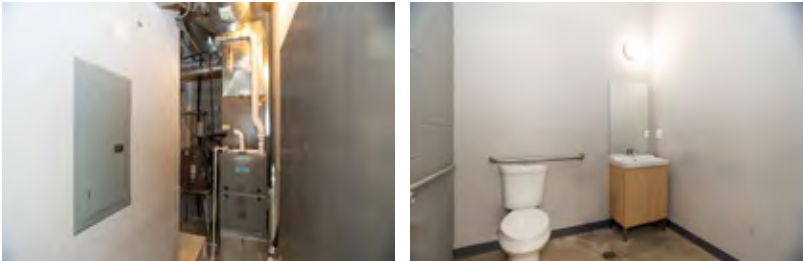


WEST UNIT & RESIDENTIAL LAYOUTS ARE APPROXIMATE. 



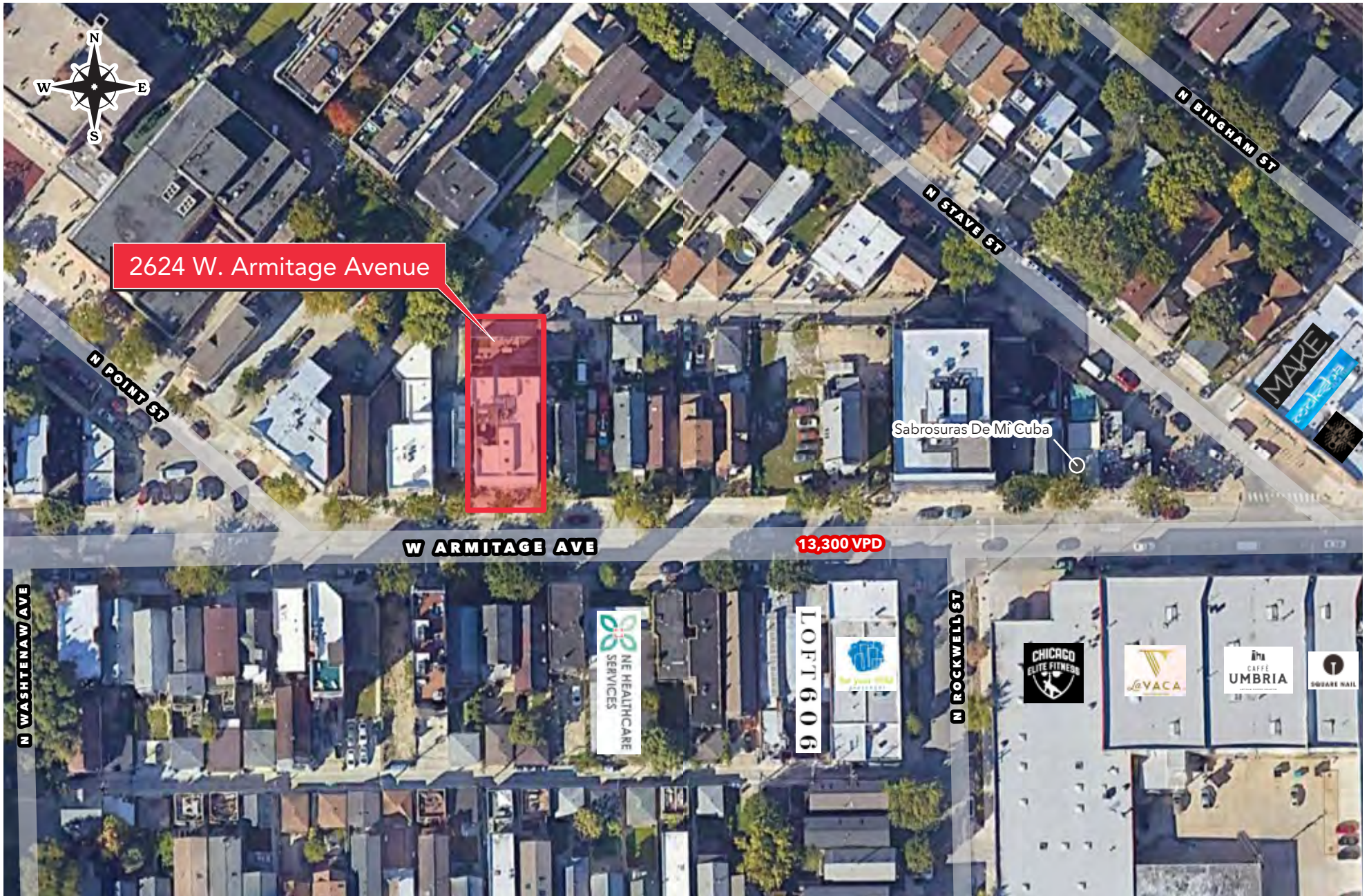
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**East Unit**



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## Location Overview

**2624 W. Armitage Avenue is ideally positioned within a dense and growing commercial pocket of Logan Square**, one of Chicago's most desirable neighborhoods for both businesses and residents. Located just off Milwaukee Avenue and equally positioned between the California and Western Blue Line stations, the property is easily walkable from either stop and well-situated to serve a broad customer base across Logan Square, Humboldt Park, and Bucktown.

The immediate area is characterized by a diverse customer base and a well-balanced mix of retail, restaurant, wellness, fitness, salon, boutique retail, and service-based users, with continued interest from professionals and neighborhood-serving businesses. Nearby operators include a strong mix of established businesses and independent brands like Caffè Umbria, Bang Bang Pie & Biscuits, Moksha Yoga, Donkey Table Stick, Margie's Candies, and Walgreens. The combination of foot traffic, residential density, transit access, and surrounding amenities offers excellent visibility, access, and long-term stability in a high-demand corridor.



Bang Bang Pie Shop (6 min walk from site)



Caffè Umbria (2 min walk from site)



Margie's Candies, a neighborhood staple since 1921 (7 min walk from site)



Rooftop @ Lonesome Rose (6 min walk from site)



Moksha Yoga (3 min walk from site)

WALK SCORE  
**93**  
WALKER'S PARADISE

TRANSIT SCORE  
**72**  
EXCELLENT TRANSIT

BIKE SCORE  
**98**  
BIKER'S PARADISE

### DEMOGRAPHIC SUMMARY

	.25 MI	.5 MI	1 MI
Est. Population	4,871	19,905	65,369
Adj. Daytime Population	2,976	12,729	48,474
Est. Households	4,871	19,905	65,369
Est. Average Household Income	\$163,970	\$173,755	\$169,035



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FOR MORE INFORMATION CONTACT

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