



FOR SALE

Property Description

Status Update: Under Contract March 2024

Great development opportunity! ±25,535 SF Vacant landsite for sale or build to suit at busy 6 corner intersection. Includes 4 PIN's. 134' of exposure along Montrose, 43' facing a three way intersection (Montrose, Elston, & Keystone), and 66' of exposure along Keystone. Current zoning is B3-2. Located in the Old Irving/Mayfair neighborhood within 1 mile of I-90/I-94. Utilities available on site. Great for a drive thru or mixed-use development! Taxes assessed before buildings were razed.

Property Details

SALE PRICE: **\$1,995,000**

PROPERTY TAX: \$66,292

ZONING: B3-2

SITE SQUARE FEET: 25,535

SITE DIMENSIONS: 134 x 43 x 66 x 180 x 97

DETAILS:

Traffic data:

21,166 VPD on W. Montrose Ave. & N. Elston Ave.

27,430 VPD on N. Pulaski Rd. & W. Sunnyside Ave.

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