



## FOR SALE

### Property Description

Approximately  $\pm 12,457$  SF of land on the hard corner of Ashland and Huron in West Town. Part of a  $\pm 21,925$  parcel, zoned C2-3 for commercial or residential development. One block south of Chicago Ave. where all of the area's hottest restaurants & bars are located. The neighborhood has seen a recent surge in the residential development of single-family homes, condos as well as retail development. Zoning allows for  $\pm 23$  residential units with commercial on the first floor. Can be purchased with the adjacent corner of Ashland & Superior for development of  $\pm 31$  units for a total of  $\pm$  ...[more information](#)

### Property Details

SALE PRICE: **\$3,100,000**

PROPERTY TAX: \$16,248

ZONING: C2-3

SITE SQUARE FEET: 12,457

#### DETAILS:

This is an exclusive opportunity for strategic investors and developers looking to make their mark in the thriving landscape of [West Town](#), Chicago.

### Key Highlights:

1. Strategic Location: Situated just one block south of Chicago Avenue, where the area's hottest restaurants and bars draw a great crowd.
2. Development Potential: The parcel is zoned to accommodate a total of 23 residential units with commercial spaces on the first floor – a perfect canvas for your vision.
3. Surging Residential Development: [West Town](#) has witnessed a recent surge in the development of single-family homes, condos, and retail spaces, making it a hotspot for growth.

### Why [West Town](#)?



COMMERCIAL, DEVELOPMENT, MULTI-FAMILY, MIXED USE, RETAIL, LAND

- [Dynamic Neighborhood](#): Experience the pulse of the city in a neighborhood that's buzzing with life, culture, and an influx of new residents.
- Proximity to Entertainment: Your future development will be in close proximity to the area's trendiest establishments, ensuring a steady flow of foot traffic.

#### **Explore the Possibilities:**

Whether you're an experienced developer or an investor seeking a promising venture, these lots offer a canvas for creativity and success. [West Town](#)'s upward trajectory in residential and commercial development makes it a strategic investment for the future.

#### **Act Now!**

Contact Jarrett Fradin at 773.551.5976 or [jarrett@straussrealty.com](mailto:jarrett@straussrealty.com) to discuss further details about this exceptional opportunity. Don't miss out on being a part of the [West Town](#) growth story!

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