

## LAND FOR SALE

**ZONED FOR COMMERCIAL OR RESIDENTIAL DEVELOPMENT**



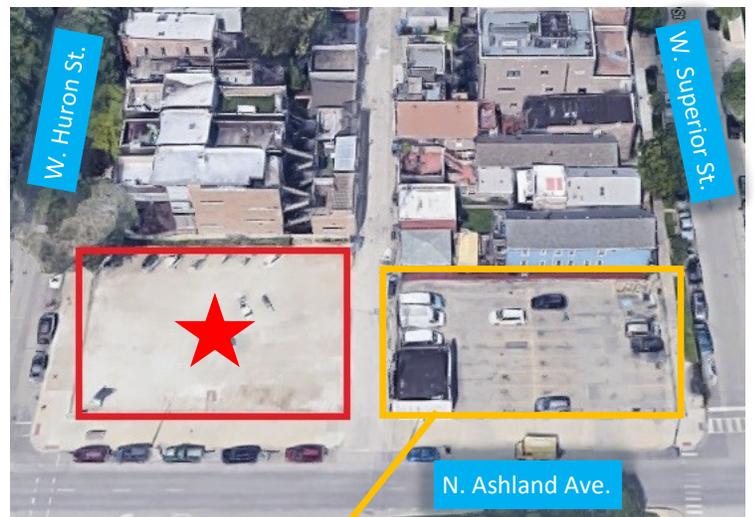
**Asking Price:** \$3,100,000

**Site Size:** ±12,457 SF

**2019 Taxes:** \$16,248.35

**Zoning:** C2-3

Approximately ±12,457 SF of land on the hard corner of Ashland and Huron in West Town! Part of a ±21,925 parcel, zoned C2-3 for commercial or residential development. One block south of Chicago Ave. where all of the area's hottest restaurant & bars are located. The neighborhood has seen a recent surge in residential development of single family homes, condos as well as retail development. Zoning allows for ±23 residential units with commercial on the first floor.



Can be purchased with adjacent corner of Ashland & Superior for development of ±31 units for a total of ±54 units with commercial on the first floor.



JARRETT FRADIN

773-551-5976

JARRETT@STRAUSSREALTY.COM

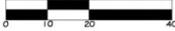
STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### PLAT OF SURVEY

OF

LOTS 1, 2, 51, 52, 53, 54, 96 AND 97 IN THE SUBDIVISION OF  
BLOCK 1 IN CANAL TRUSTEES SUBDIVISION IN COOK COUNTY, ILLINOIS.

Scale 1" = 20'



**LEGAL DESCRIPTION:**

**PARCEL 1:**

LOTS 51 (EXCEPT THE EAST 17 FEET THEREOF TAKEN FOR THE WIDENING OF ASHLAND AVENUE), 52, 53 AND 54 IN THE SUBDIVISION OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. : 17-07-207-022  
17-07-207-023  
17-07-207-024

**PARCEL 2:**

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7) IN THE SUBDIVISION OF LOTS 96, 99 AND 100 IN BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. : 17-07-207-046  
17-07-207-047

**PARCEL 3:**

LOTS 96 AND 97 IN HAMILTON'S SUBDIVISION OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. : 17-07-207-044  
17-07-207-045

**LEGEND**

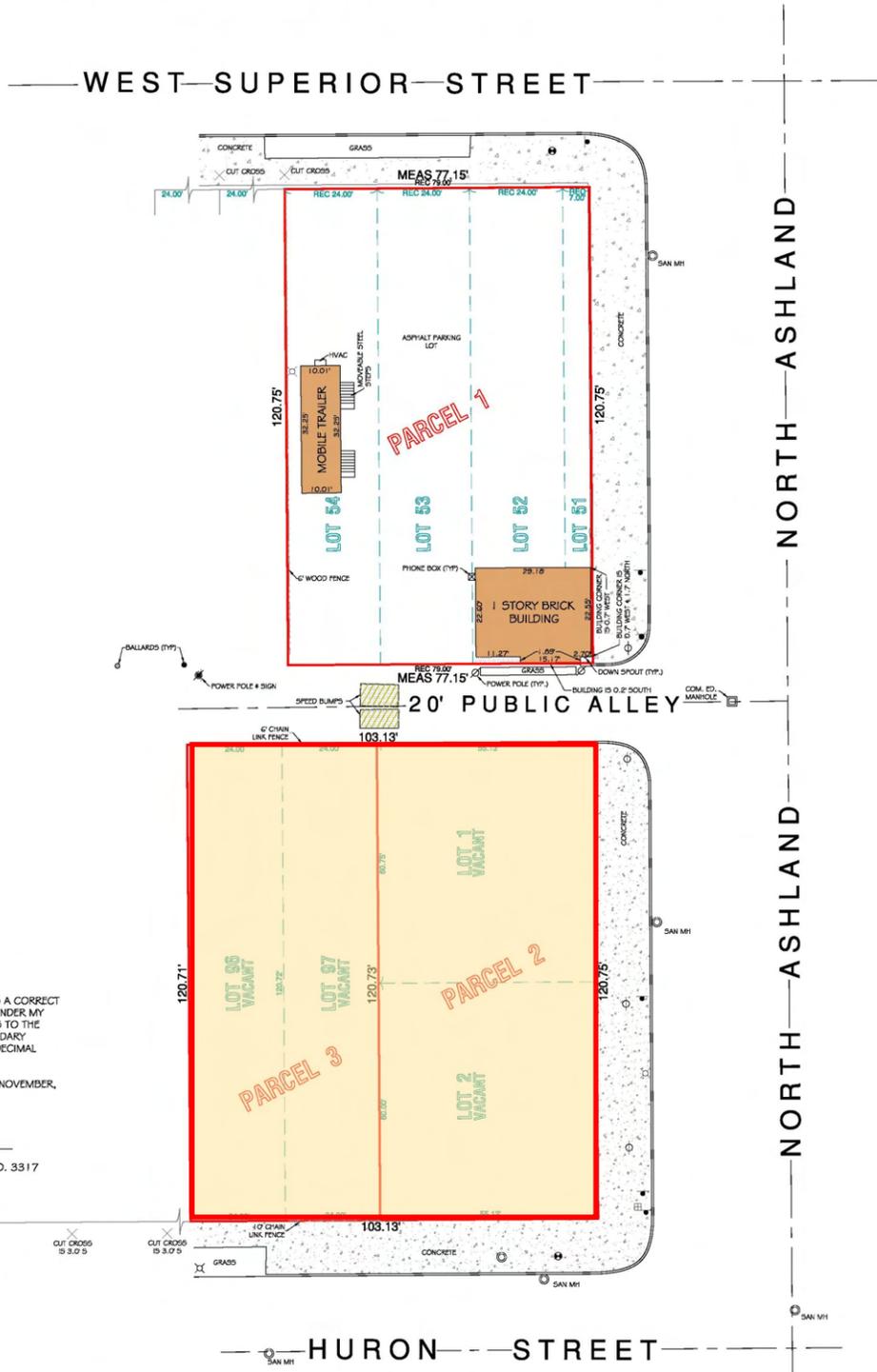
- BOUNDARY
- WOOD FENCE
- CHAIN LINK FENCE
- FOUND SURVEY MARKER
- ⊕ GAS VALVE
- STEEL BALLARD
- ⊙ CONCRETE BALLARD
- ⊙ PHONE BOX
- ⊙ WATER VALVE BOX
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ LIGHT POST
- ⊙ SIGN
- ⊙ MAIL BOX

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF NOVEMBER, A.D. 2007.

JOHN TANER SALIHOGLU  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3317  
LICENSE EXPIRES 1/1/08



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