

FOR SALE / TOD ELIGIBLE DEVELOPMENT ±5,125 SF SITE ±4,800 SF BUILDING



Single story commercial building located on approx. 5,125 SF of land, with associated 65' parcel of land (extending from the rear of the building to Barry Street on the South). Prime location in the heart of East Lakeview, next to new 7-story apartment building with retail on the ground level. TOD eligible development or owner/

Asking Price:	\$2,100,000	\$1,900,000
Land Size:	±5,125 SF + adjacent 5'x59' parcel of land	
Building Size:	±4,800 SF	
Zoning:	B3-2	
2019 Taxes:	\$59,579	



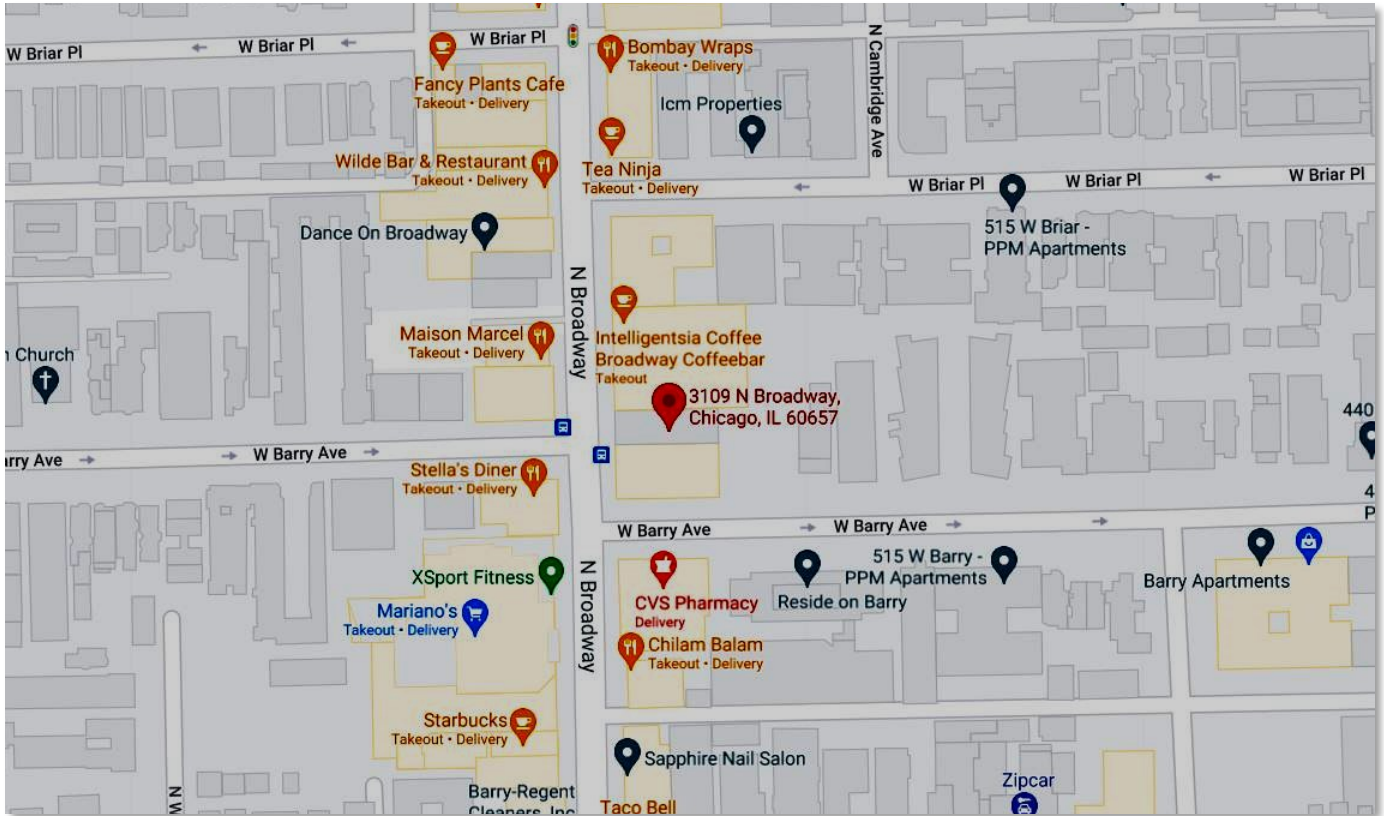
JARRETT FRADIN

773-551-5976

JARRETT@STRAUSSREALTY.COM

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

±5,125 SF SITE ±4,800 SF BUILDING



Great location across from Mariano's and XSport Fitness. Right next to new 7-story mixed-use development at 3115 Broadway. Surrounded by Broadway Avenue retail, dining and entertainment including:

- The Bagel Restaurant & Deli
- Chilam Bilam
- Starbuck's
- Intelligentsia Coffee
- Maison Marcel
- Dance on Broadway
- Tea Ninja
- Mortar & Pestle
- Stella's Diner

...and much more!



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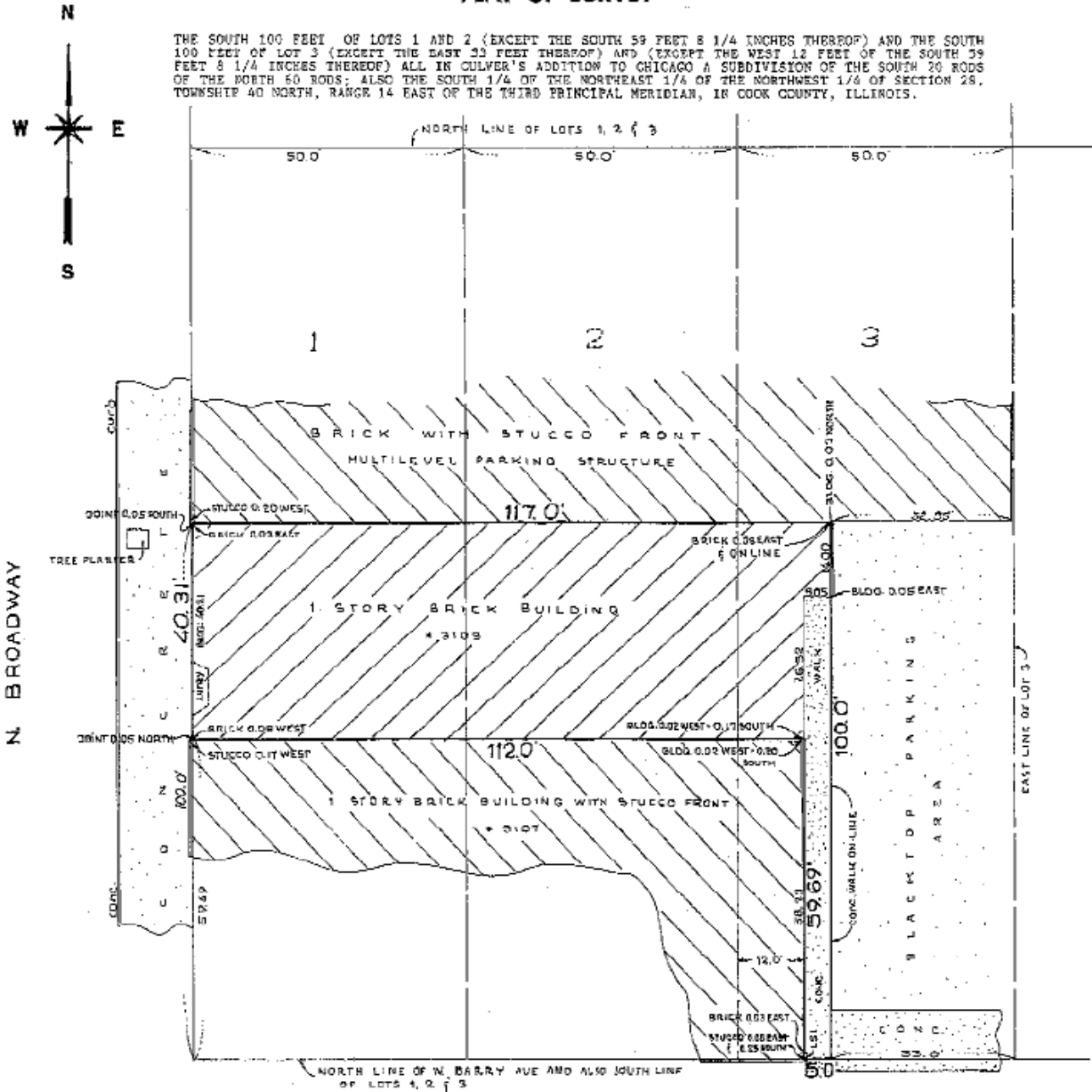
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4220 W. MONTROSE AVENUE
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5740 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60646

CERTIFIED SURVEY CO. PLAT OF SURVEY

Phone: (312) 775-7755
Fax: (312) 775-2855



☐ CHECK (X) IN BOX MEANS THIS SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 991443
Scale: 0' 15' 30' feet
Date: DEC. 6, 1999
Ordered by: HOUSE OF CHOCOLATES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Decimals of a foot and their equivalent in inches and fractions thereof.

01 = 1/8"	02 = 7/8"	50 = 6"
02 = 1/4"	08 = 1"	54 = 7"
03 = 3/8"	12 = 2"	57 = 8"
04 = 1/2"	16 = 3"	75 = 6"
05 = 5/8"	33 = 4"	83 = 10"
06 = 3/4"	62 = 5"	89 = 11"
		100 = 12"



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE; REPORT ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Paul F. Misturak
REG. ILL. Land Surveyor



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