

DEVELOPMENT OPPORTUNITY IN WEST HUMBOLDT PARK 28,537 SF VACANT LOT FOR SALE



Asking Price:	\$2,700,000
Land Size:	28,537 SF (0.66 Acres)
Current Zoning:	C1-1
Alderman:	Emma Mitts 37th Ward
Frontage:	50'
TIF District:	Northwest Industrial Corridor

Proposed Development

Alderman Mitts previously supported development consisting of:

Zoning:	B1-3
Use:	Multi-Family / Affordable Housing
Floor Plates:	10,275 SF
Total RBA:	68,000 SF / 6 Floors
Total Units:	49 Units + Ground Level Commercial Space



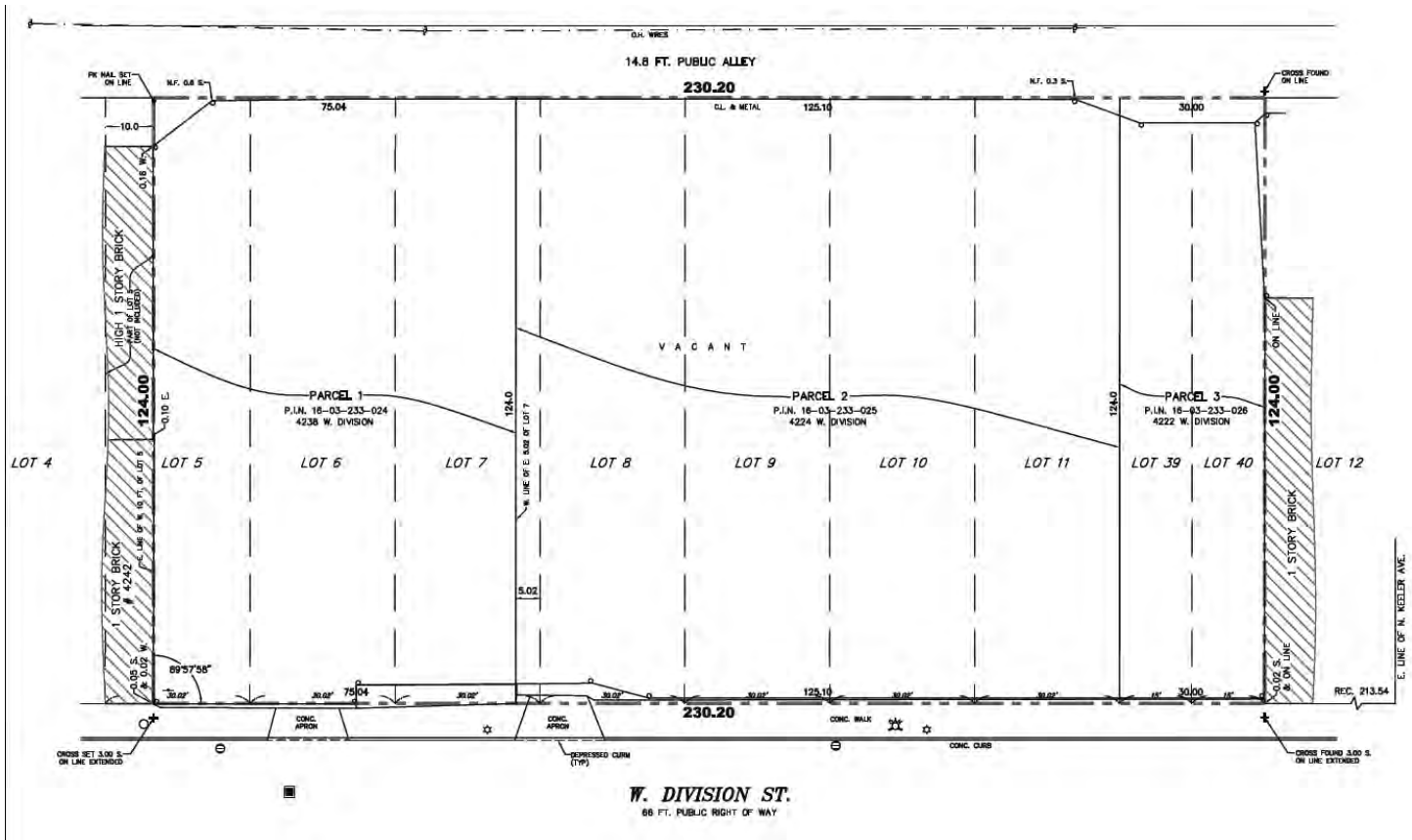
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Survey



- 66' wide Public Right of Way along W. Division St.
- 14.8' Public Alley in rear
- Improved flat site at grade level with some concrete slabs remaining from prior light industrial/service use buildings.



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MAP



- **Convenient location in between Pulaski & Cicero in West Humboldt Park.**
- **Walking Distance to Division & Keeler Bus Lines (Route 70 East/ Route 82 West).**
- **Washington Square Mall, Menards, Dollar Tree, Aldi, Walmart, and Home Depot are all a 5-minute drive away.**



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