

# West Town - Chicago Land/Development Opportunity Available on Hard Corner of Ashland/Superior

1601-09 W. Superior St.



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

**1601-09 W. Superior St. Chicago, IL 60622**

Size 9,547 SF (Land)

Zoning C2-3

Price \$2,750,000 (Land for Sale)

Frontage +/- 121 feet on Ashland

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,779	240,586	534,560
2015 Female Population	23,501	248,347	539,6495
2015 Total Population	48,280	488,933	1,074,209
2015 Total Households	22,931	232,846	453,202

## Income

2015 Median Household Income	\$71,109	\$65,867	\$54,831
2015 Per Capita Income	\$48,830	\$49,325	\$37,506
2015 Average Household Income	\$101,742	\$99,863	\$86,008

## Nearby Businesses

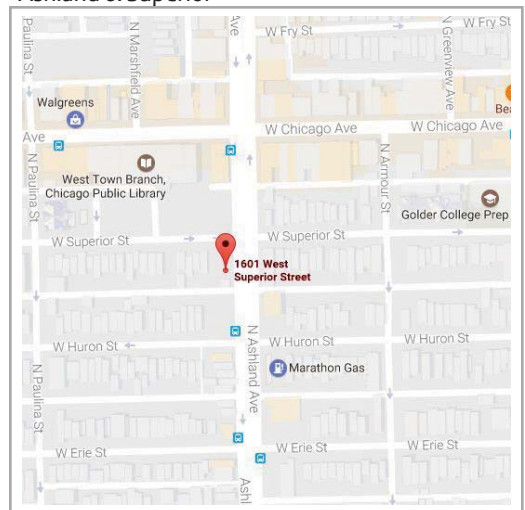
Marathon Gas  
Alcala's Western Wear  
Golder College Prep  
Forbidden Root Restaurant & Brewery

## Description

Approx. 9,547 SF of Land on the hard corner of Ashland and Superior in WEST TOWN! Part of a 21,925 SF parcel zoned C2-3. Zoning allows for +/- 23 residential units with commercial on the first floor. Can be purchased with adjacent Corner of Ashland and Huron for development of +/- 31 units for a total of +/- 54 units with commercial on first floor.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 10-12-2011- 464

## Map Ashland & Superior



LISTING INFO

Listing Agents	Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Land - Development Opportunity
<b>Property Data</b>	
Area/ Neighborhood	West Town
Address	1601-09 W. Superior St.
City, Zip	Chicago, IL 60622
PIN (s)#	17-07-207-022-0000, 17-07-207-023-0000, 17-07-024-0000
Real Estate Price	\$2,750,000
Property Tax	\$8,183.15 (2014)
Land Size	+/- 9,547 SF
Lot Size	Oversized Chicago lot
Building Size	N/A
Zoning	C2-3 (Commercial/Residential Development)
FAR	3.0 Max
Potential Development	Allowing for a 4 <sup>th</sup> Floor Duplex Up to 5 Floors.
FAR Square Footage	28,641
Frontage	+/- 121 feet on Ashland
Financing	Available for qualified prospects
Property Description	+/- 9,547 SF of Land on the hard corner of Ashland and Superior in WEST TOWN! Part of a 21,925 SF parcel zoned C2-3. Zoning allows for +/- 23 residential units with commercial on the first floor. Can be purchased with adjacent Corner of Ashland and Huron for development of +/- 31 units for a total of +/- 54 units with commercial on first floor.
Utilities	Gas and Electric nearby
Potential Uses	Development of commercial and residential units
	Reflective coating
Location Description	WEST TOWN Located within the West Town area are Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park. Boutiques, art galleries, theaters, restaurants, nightclubs and coffee houses thrive amid a diverse Community.
Cross Streets	Ashland and Superior