

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



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700-708 N. Ashland Ave.



## 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.

### 700-708 N. Ashland Ave. Chicago, IL 60622

|                       |   |
|-----------------------|---|
| Size                  | 12,457 SF (Land)                                    |
| Zoning                | C2-3  |
| Potential Development | Zoning allows for a 4th Floor Duplex up to 5 Floors |
| Price                 | \$3,200,000 (Land for Sale)                         |

For additional information or to schedule a showing contact:

Jarrett Fradin

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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. 12,457 SF of Land on the hard corner of Ashland & Huron in West Town. Part of a 21,925 SF parcel zoned C2-3.

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 & Huron



LISTING INFO

|                       |   |
|-----------------------|---|
| Listing Agents        | Jarrett Fradin<br><a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>  |
| Transaction Type      | Land - Development Opportunity  |
| <b>Property Data</b>  |   |
| Area/ Neighborhood    | West Town   |
| Address               | 700-708 N Ashland Ave.  |
| City, Zip             | Chicago, IL 60622   |
| PIN (s)#              | 17-07-207-044-0000, 17-07-207-045-0000, 17-07-046-0000, 17-047-0000   |
| Real Estate Price     | \$3,200,000   |
| Property Tax          | \$10,216.49 (2014)  |
| Land Size             | +/- 12,457  |
| 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    | +/- 37,368 SF   |
| Frontage              | +/- 121 feet on Ashland   |
| Financing             | Available for qualified prospects   |
| Property Description  | Approx. 12,457 SF of Land on the hard corner of Ashland and Huron in WEST TOWN!   |
| Utilities             | Gas and Electric nearby   |
| Potential Uses        | Development of commercial and residential units   |
| Lot Dimensions        | 103.13' on Ashland X 120.74 on Huron  |
| Location Description  | WEST TOWN<br>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 Huron   |

City of Chicago Zoning Specifications Summary

| Business & Commercial Classification                           | B3-2  | B3-3  | B3-5  | C1-1        | C1-1.5      | C1-2  | C1-3  | C1-5  | C2-1        | C2-1.5      | C2-2  | C2-3  |
|--|-------|-------|-------|-------------|-------------|-------|-------|-------|-------------|-------------|-------|-------|
| FAR  | 2.2   | 3     | 5     | 1.2         | 1.5         | 2.2   | 3     | 5     | 1.2         | 1.5         | 2.2   | 3     |
| Height (feet), depends on Lot Frontage                         | 45-50 | 50-55 | 50-80 | 38          | 38          | 45-50 | 50-55 | 50-80 | 38          | 38          | 45-50 | 50-55 |
| Lot Area Per Unit (sq ft)                                      | 1,000 | 400   | 200   | 2,500       | 1,350       | 1,000 | 400   | 200   | 2,500       | 1,350       | 1,000 | 400   |
| Dwelling Efficiency  | 700   | 300   | 135   | 2,500       | 1,350       | 700   | 300   | 135   | 2,500       | 1,350       | 700   | 300   |
| SRO  | 700   | 200   | 100   | Not allowed | Not allowed | 700   | 200   | 100   | Not allowed | Not allowed | 700   | 200   |
| Minimum Lot Area (sq ft)                                       |       |       |       |             |             |       |       |       |             |             |       |       |
| Front Setback  |       |       |       |             |             |       |       |       |             |             |       |       |
| Rear Setback (feet) with dwelling units without dwelling units | 30    | 30    | 30    | 30          | 30          | 30    | 30    | 30    | 30          | 30          | 30    | 30    |
| Side Setback (feet)  |       |       |       |             |             |       |       |       |             |             |       |       |
| Building (wall) separation facing interior side property line  |       |       |       |             |             |       |       |       |             |             |       |       |
| facing other front or rear walls                               | 30    | 30    | 26    | 10          | 15          | 20    | 20    | 30    | 10          | 15          | 20    | 20    |
| Maximum # of Efficiency Units (% of total units)               | 20    | 20    | 30    | 10          | 15          | 20    | 20    | 30    | 10          | 15          | 20    | 20    |

50-65