

# West Town - Chicago Land/Development Opportunity Zoned C2-3 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. <i>Confirmed in 2020.</i>
Potential Development	Zoning allows for a 4th Floor Duplex up to 5 Floors
Price	\$3,100,000 (Land for Sale)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

jarrett@kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2020 Total Population	48,979	534,922	1,089,842
2020 Total Households	22,970	261,100	471,885
Average Age	34.90	35.70	35.70
Income			
2020 Median Household Income	\$103,221	\$94,297	\$75,079
2020 Average Household Income	\$130,094	\$125,316	\$107,689
2020 Average Household Size	2.00	1.90	2.10

## Nearby Businesses

Beatnik  
Family Dollar  
Tiger Auto Parts and Repair  
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 for development of commercial/residential. One block south of Chicago Ave. where all of the area's hottest restaurant and bars are located including Beatnik, Forbidden Root Brewery, Funkenhausen and more. This neighborhood has seen a recent surge in residential development of single family homes and condos, as well as retail development.

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 <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Land - Development Opportunity
Property Data	
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, 17-07-207-046-0000, 17-07-207-047-0000
Real Estate Price	\$3,100,000
Property Tax	\$8,800.99 (2019)
Land Size	+/- 12,457
Lot Size	Oversized Chicago Lot
Zoning	<b>C2-3 (Commercial/Residential Development)</b>
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
Nearby Businesses	Beatnik, Yuzu Sushi, Forbidden Root Brewery, Arami, Roots, Taqueria Traspasada 2, Walgreen's, Family Dollar, Marathon Gas, Tiger Auto Parts and Repair, West Town Branch Chicago Public Library
Property Description	Approx. 12,457 SF of Land on the hard corner of Ashland and Huron in WEST TOWN! Zoned C2-3 for development of commercial/residential. One block south of Chicago Ave. where all of the area's hottest restaurant and bars are located.
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 This cultural melting pot is known for its eclectic, artsy vibe. It's one of the city's up-and-coming hot spots, where you can uncover laidback taprooms, unique museums, old-school vintage shops, and tons of cool art — both in the galleries and on the streets. Many of the area's restaurants and bars are clustered around Chicago Ave., like Chicago's first botanic brewery (Forbidden Root), German-Southern fusion in a beer hall (Funkenhausen), a lush boho paradise (Beatnik), and a long-standing neighborhood gem with football-sized burritos (Tecalitlan). <i>Source: Choose Chicago</i>
Cross Streets	Ashland and Huron

# 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 1/4 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 98, 99 AND 100 IN BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/4 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:

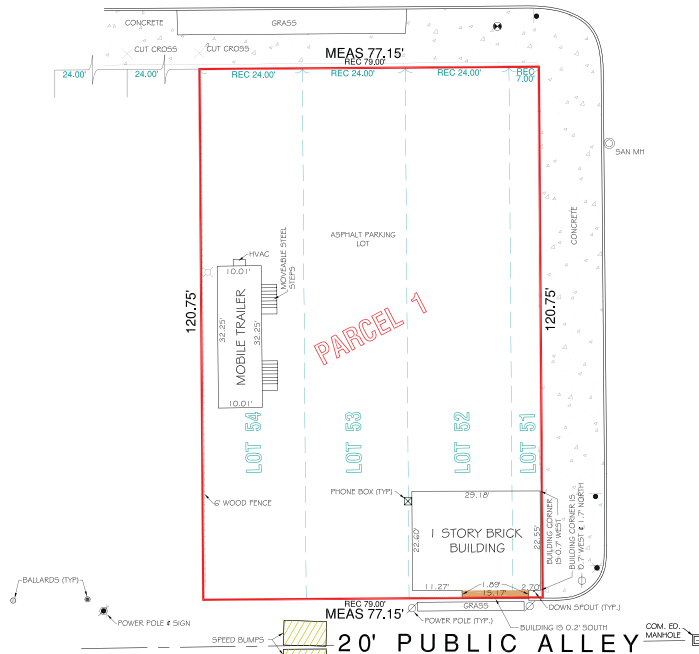
LOTS 96 AND 97 IN HAMILTON'S SUBDIVISION OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

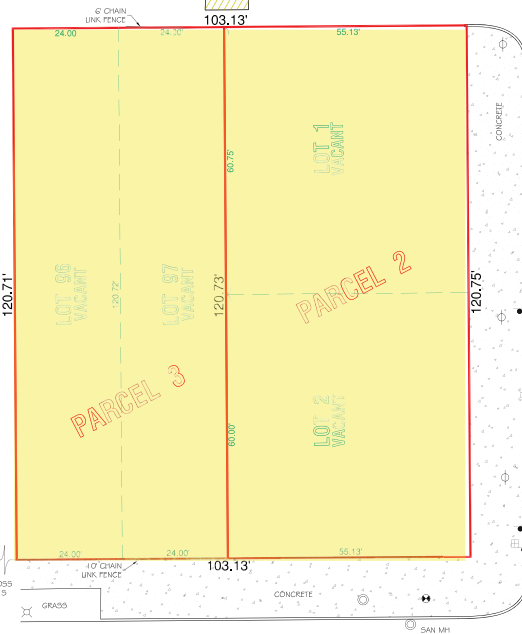
WEST SUPERIOR STREET

NORTH ASHLAND

NORTH ASHLAND



20' PUBLIC ALLEY



HURON STREET

LEGEND

- BOUNDARY
- WOOD FENCE
- CHAIN LINK FENCE
- FOUND SURVEY MARKER
- ⊕ GAS VALVE
- ⊙ STEEL BALLARD
- ⊙ CONCRETE BALLARD
- ⊙ PHONE BOX
- ⊙ WATER VAULT 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 SALIHOGU  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3317  
LICENSE EXPIRES 1/1/08

**Horizon Consulting Group**

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## 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.

PREPARED FOR:

AMERICAN EAGLE BANK  
556 RANDALL ROAD  
SUITE 1800  
SOUTH ELGIN, ILLINOIS 60177

FIELD DATE:  
11/26/2007

CHECKED BY:  
JTS

DRAWN BY:  
VE

JOB #  
5805