

West Town - Chicago Land/Development Opportunity Zoned C2-3 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. Confirmed in 2020.
Potential Development	Zoning Allows for a 4th Floor Duplex Up to 5 Floors
Price	\$2,500,000 (Land for Sale)

For additional information or to schedule a showing contact:

Jarrett Fradin

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Chicago, Illinois 60661-1411
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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

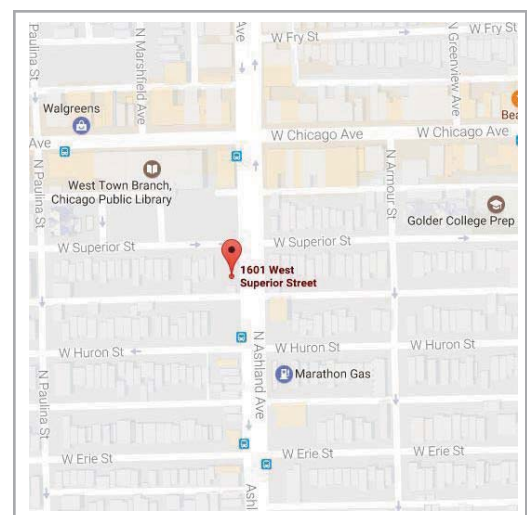
Description

Approx. 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 for commercial or residential development. One block south of Chicago Ave. where all of the area's hottest restaurant and bars are located. The neighborhood has seen a recent surge in residential development of single family homes and condos, as well as retail. 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 jarrett@kudangroup.com
Transaction Type	Land - Development Opportunity
Property Data	
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, 17-07-207-024-0000
Real Estate Price	\$2,500,000
Property Tax	\$6,288.33 (2019)
Land Size	+/- 9,547 SF
Lot Size	Oversized Chicago lot
Zoning	C2-3 (Commercial/Residential Development)
FAR	3.0 Max
Potential Development	Zoning allows for a 4 th Floor Duplex Up to 5 Floors. 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.
FAR Square Footage	+/- 28,641 SF
Frontage	+/- 121 feet on Ashland
Financing	Available for qualified prospects
Property 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 for commercial/residential development. 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.
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 longstanding neighborhood gem with football-sized burritos (Tecalitlan). <i>Source: Choose Chicago</i>
Cross Streets	Ashland and Superior

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.

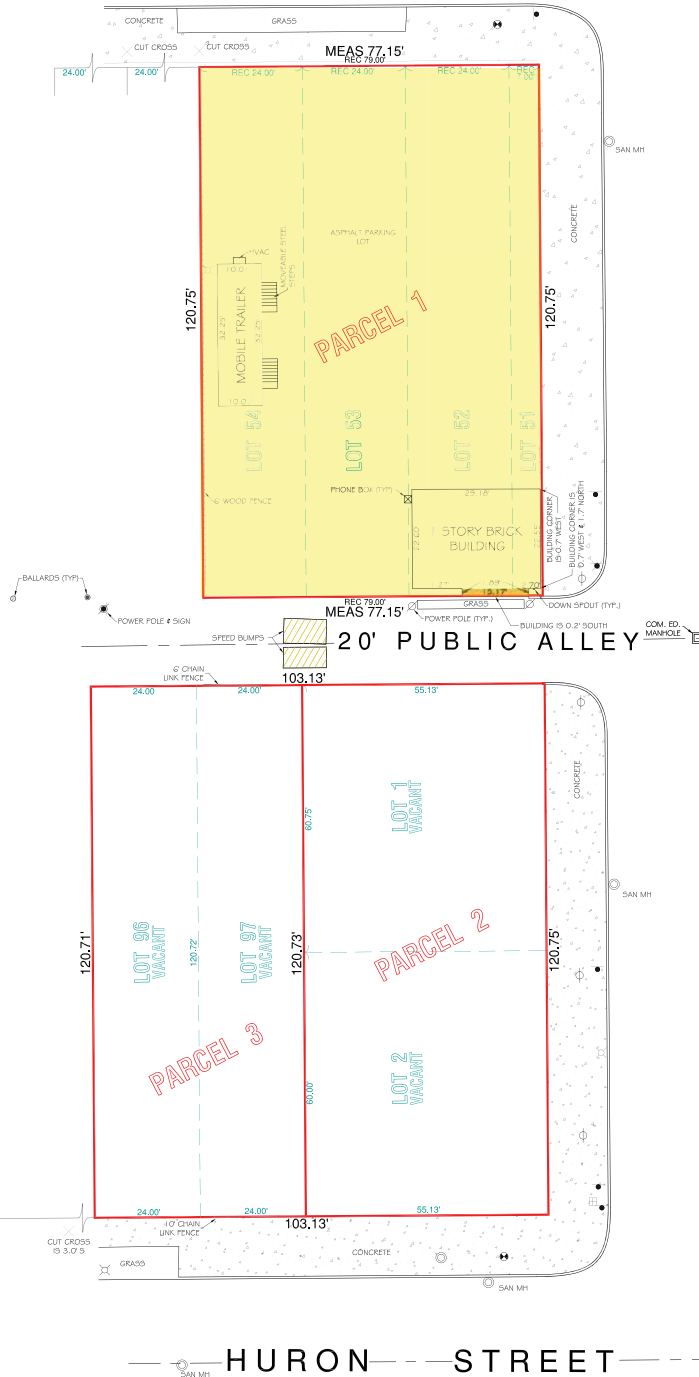
P.I.N. : 17-07-207-044
17-07-207-045

WEST SUPERIOR STREET

NORTH ASHLAND

NORTH ASHLAND

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)
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 SALIHOGLU
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3317
LICENSE EXPIRES 1/1/09

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