

5800-06 S. Wabash Ave., Chicago, IL

\$200,000

Located in Opportunity Zone



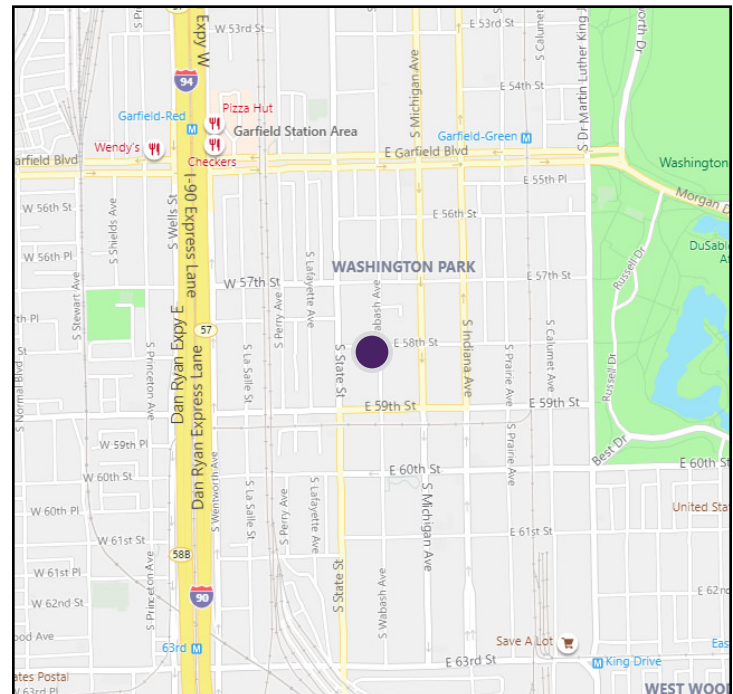
Property Highlights

- 16,038 SF development site
- Potential to develop up to 19,200 SF multi-family building
- Can be used as a 16 unit apartment building or 32 unit SRO
- Can also be developed as senior housing or town homes
- Maximum FAR: 1.2
- Close to William Carter Elementary
- Graded & ready for development
- All utilities available to site
- Zoning: RT-4
- Part of Washington Park TIF
- Taxes (2018): \$5,386

Property Overview

A 16,038 square foot development site at the corner of 58th St and Wabash Ave is available for sale. The large site can potentially be developed as apartments, an SRO building, senior housing or as town homes. Under its current zoning the site can support a 19,200 square foot building with up to 16 apartments or 32 SRO units. The site is graded and ready for development, with all utilities available to the site.

Washington Park, just west of the University of Chicago, is located just seven miles south of the Loop. The largely residential neighborhood includes the 372 acre park originally built for the 1892 World's Fair. A number of public transportation routes provide service to the area in addition to the Dan Ryan Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	25,749	307,470	719,248
Households	9,349	116,393	257,823
Average Income	\$38,674	\$50,817	\$53,181

Arthur Hailand IV

Associate

(312) 338 - 3005

ahailand@mpirealestate.com

mpirealestate.com

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.