

FOR SALE

2.31 ACRE COMMERCIAL LAND SITE

8136-52 W. Ogden Avenue, Lyons, IL

SALE PRICE: \$1,395,000 (\$13.85 PSF)



- Zoning B-1 Retail Business
- Many potential development opportunities
- Adjacent to DesPlaines River
- Site size 100,748 sq. ft. (2.31 acres)
- 2018 real estate taxes:

PIN #18-02-203-016	\$ 4,780.04
PIN #18-02-203-017	\$38,814.91
PIN #18-02-203-040	<u>\$13,708.33</u>
Total	\$57,303.28

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>
2019 Population	14,806	137,645
2019 Households	5,718	50,739
2019 Est. Avg. Income	\$73,970	\$91,682
2018 Traffic Count	± 20,012 vehicles per day	



Exclusively Offered by:
Daniel Chopp
 (708) 387-2640
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 3 AND THE SOUTHWESTERLY 25 FEET OF LOT 2 IN OWNERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND SOUTH OF THE RIVER AND EAST OF A LINE RUNNING NORTH 45 DEGREES WEST FROM A POINT IN THE NORTH LINE OF SAID AVENUE 110 FEET NORTHEAST OF THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4 AND WEST OF A LINE RUNNING NORTH 45 DEGREES WEST FROM A POINT IN THE CENTER LINE OF SAID AVENUE 301.2 FEET NORTH NORTHEAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4, ALL IN COOK COUNTY, ILLINOIS.

GAP LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE, SOUTH OF THE RIVER, EAST OF A LINE RUNNING NORTH 45 DEGREES WEST FROM A POINT IN THE CENTER LINE OF SAID AVENUE 301.2 FEET NORTH NORTHEAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 AND WEST OF THE SOUTHWESTERLY LINE OF LOT 3 IN OWNERS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



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