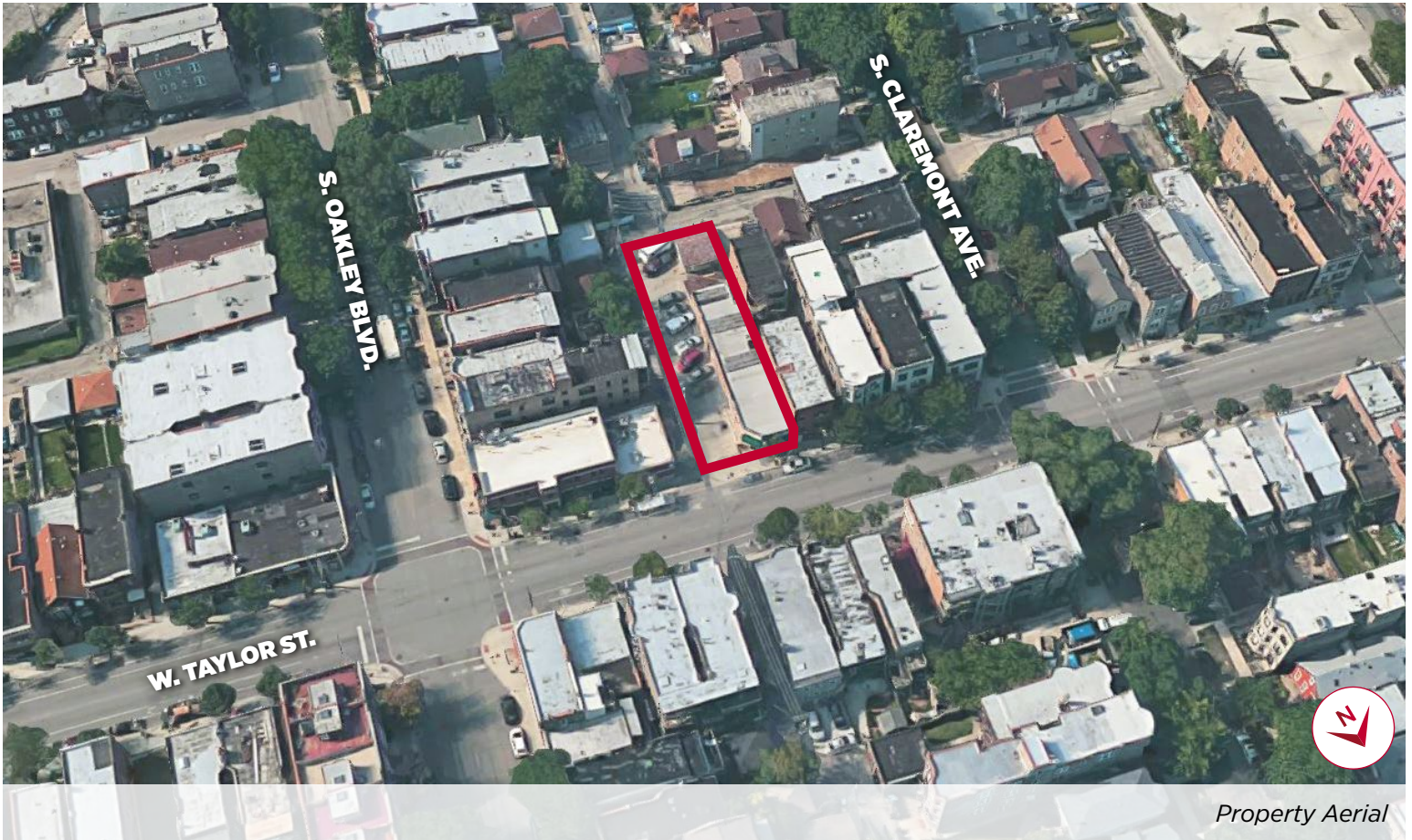


FOR SALE

7,180 SF Land Site for Residential Development

2315 W. Taylor Street

CHICAGO, IL 60612



PROPERTY SPECIFICATIONS

For more information,
please contact:

MARK A. NELSON, SIOR

Principal

312 267-1101

Mark@NelsonHill.com

MICHAEL D. NELSON, SIOR

Principal

312 267-1102

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1111 S. Western Avenue
Chicago, IL 60612

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

Land Size	± 7,180 Sq. Ft.
Building Size	± 2,700 Sq. Ft. (Retail Building) ± 600 Sq. Ft. (Garage)
Zoning	B3-2 (Allows ground floor retail & apartments above)
Parcel	17-18-328-008-0000, 17-18-328-009-0000
Ward/Alderman	28th Ward/Ald. Jason Ervin
2016 Taxes	\$20,219.78 (\$2.82 PSF Land)
Sale Price	\$690,000
Comments	<ul style="list-style-type: none">▪ Less than 1-mile from United Center▪ Located 0.5-miles from I-290 Expressway▪ 48' Frontage on W. Taylor Street▪ Located in thriving retail area within Chicago's Tri-Taylor sub-market



FOR SALE

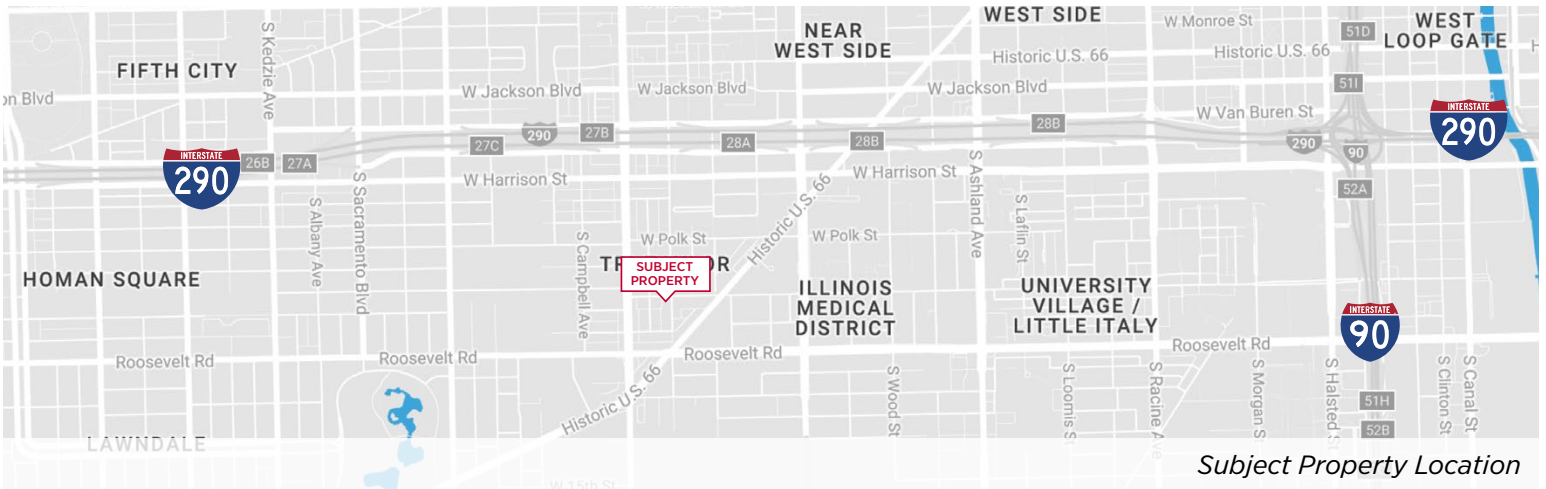
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Subject Property Streetview



Subject Property Location

DEMOGRAPHICS

24,719

POPULATION WITHIN
1-MILE

24,000

NUMBER OF CARS ON
WESTERN AVE. DAILY

\$54,282

AVG. HH INCOME
WITHIN 1-MILE

3,682

BUSINESSES WITHIN
1-MILE

