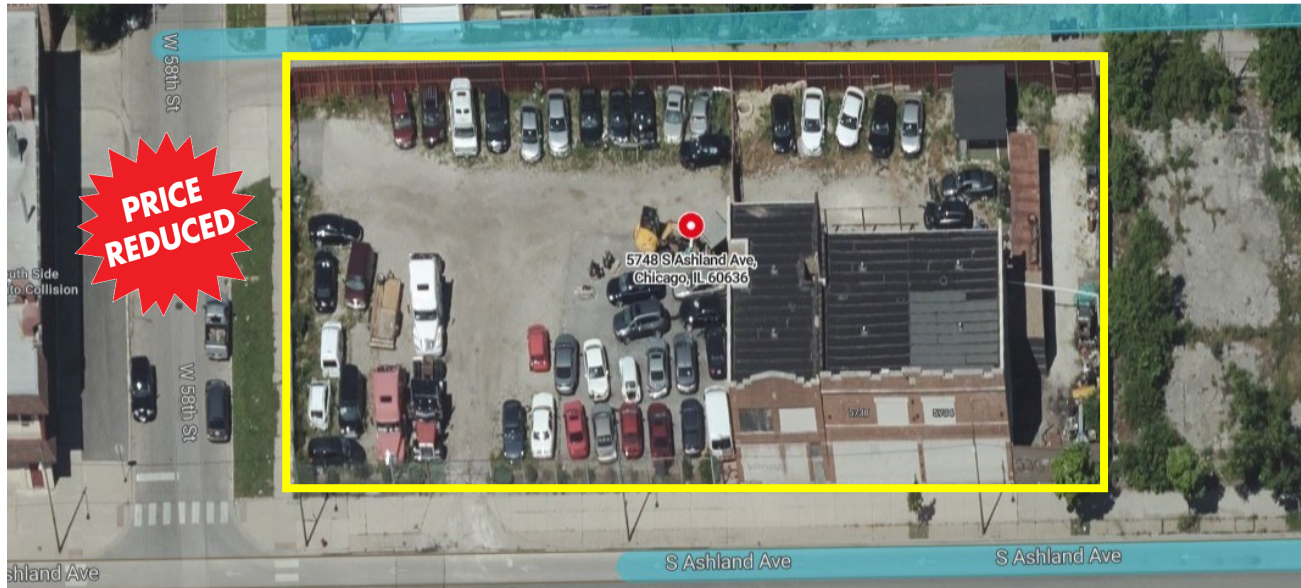


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SMALL BUILDING ON LARGE LANDSITE OR DEVELOPMENT OPPORTUNITY TIF DISTRICT / ENTERPRISE ZONE / EMPOWERMENT ZONE



Large fenced lot with two-story brick building for sale. Chicago South Side location with growth opportunity from state funding & economic incentives. Close proximity to Back of the Yards. Two blocks from Garfield Boulevard, blocks from train lines and expressways (I90/94 and I-55), strip malls, and schools. Build commercial retail or multi-unit.

Size:	±7,100 SF Building on ±24,718 SF Land
Price:	\$599,000 \$495,000
Taxes (2024):	\$14,257 (Estimated)
Zoning:	C2-2
Ward:	Ward 16—Alderman Stephanie Coleman
Drive-In Door:	1 DID—11'x9'
Location:	<ul style="list-style-type: none">• TIF District• Enterprise Zone• Empowerment Zone



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

630-294-8689

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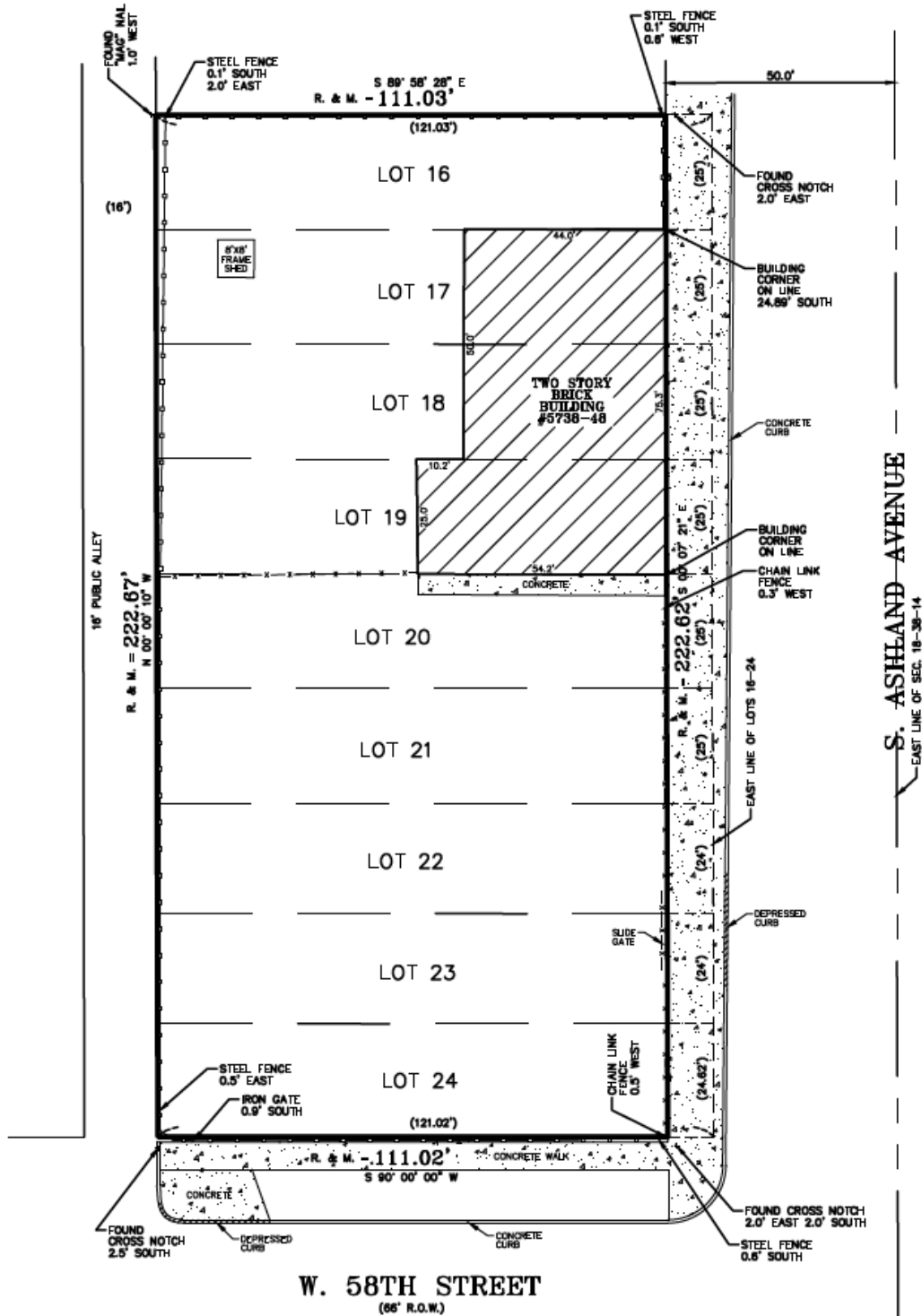
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SURVEY



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**SMALL BUILDING ON LARGE LANDSITE
OR DEVELOPMENT OPPORTUNITY**
TIF DISTRICT / ENTERPRISE ZONE / EMPOWERMENT ZONE



Size:	±7,100 SF Building on ±24,718 SF Land
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