



11241 S Michigan Ave



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CHICAGO, IL 60628

PRESENTED BY:

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PROPERTY SUMMARY

11241 S MICHIGAN AVE

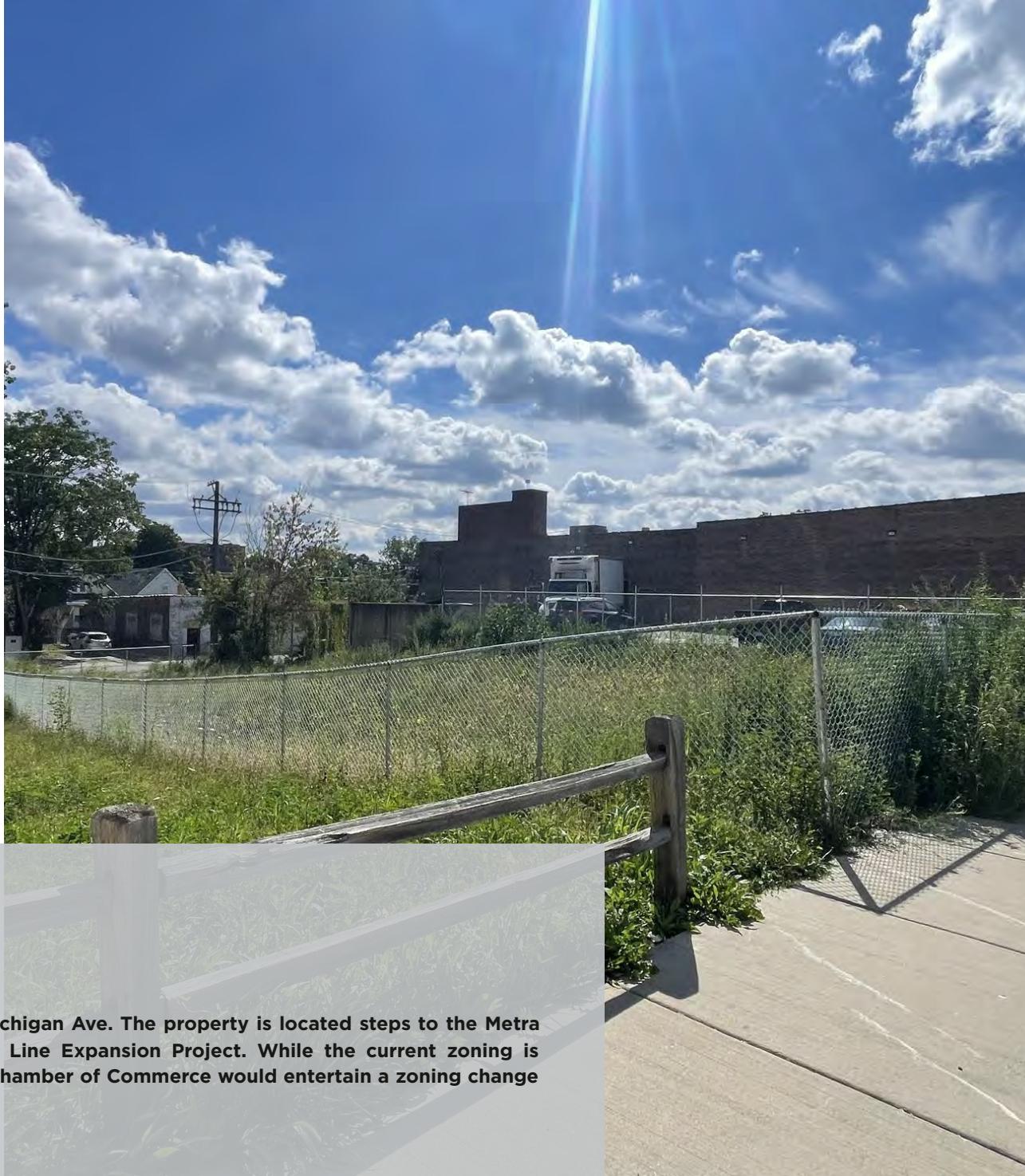
CHICAGO, IL 60628

OFFERING SUMMARY

SALE PRICE:	\$125,000
PRICE PER SF:	\$15.23
LOT SIZE:	8,208 SF
ZONING:	M1-1

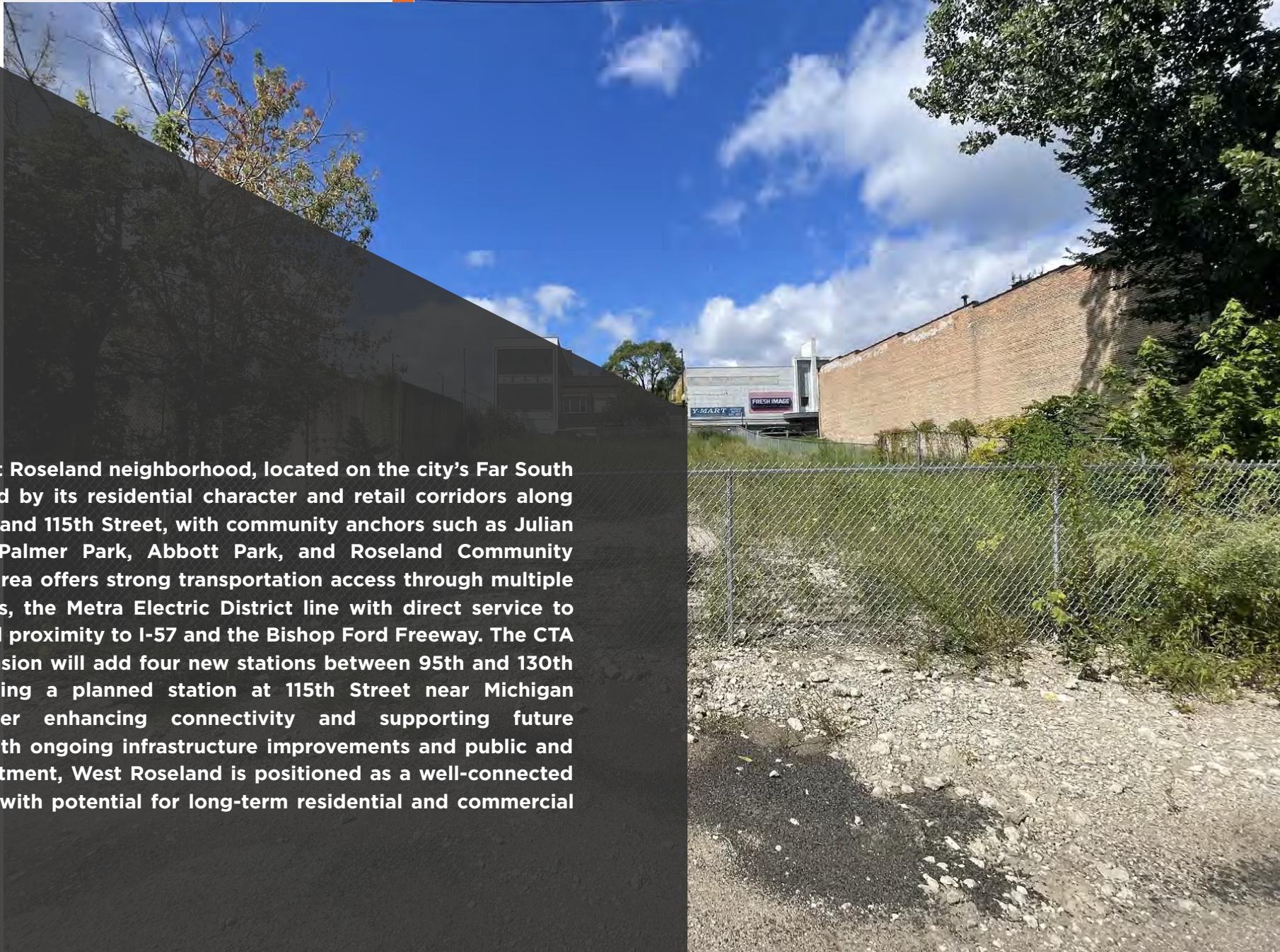
PROPERTY SUMMARY

1241 S Michigan is an 8,208 SF land site with frontage on Michigan Ave. The property is located steps to the Metra Station and just blocks away from the proposed CTA Red Line Expansion Project. While the current zoning is allocated for manufacturing or industrial use, the Roseland Chamber of Commerce would entertain a zoning change for the right Retail business.



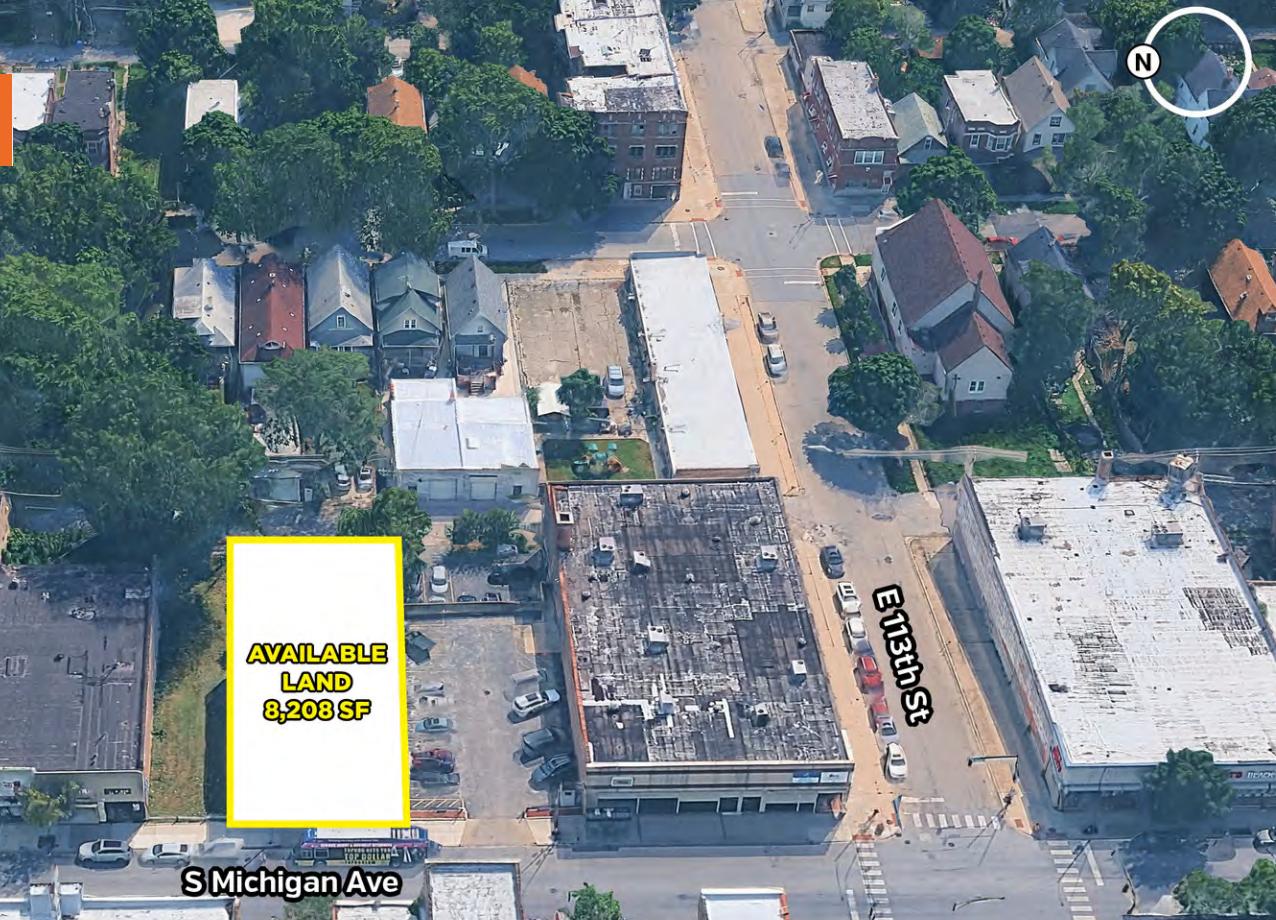
LOCATION DESCRIPTION

Chicago's West Roseland neighborhood, located on the city's Far South Side, is defined by its residential character and retail corridors along Halsted Street and 115th Street, with community anchors such as Julian High School, Palmer Park, Abbott Park, and Roseland Community Hospital. The area offers strong transportation access through multiple CTA bus routes, the Metra Electric District line with direct service to downtown, and proximity to I-57 and the Bishop Ford Freeway. The CTA Red Line extension will add four new stations between 95th and 130th Streets, including a planned station at 115th Street near Michigan Avenue, further enhancing connectivity and supporting future investment. With ongoing infrastructure improvements and public and private reinvestment, West Roseland is positioned as a well-connected neighborhood with potential for long-term residential and commercial growth.



PROPERTY HIGHLIGHTS

- 9,250 VPD
- *Michigan Ave Frontage*
- *Just Off Lighted Intersection*
- *Blocks From CTA Red Line Expansion*
- *Easy Access to I-94*
- *Double Lot*



Near CTA Red Line Extension



Easy Access to I-94



Double Lot



PROPERTY DETAILS

SALE PRICE

\$125,000

LOCATION INFORMATION

STREET ADDRESS

11241 S Michigan Ave

CITY, STATE, ZIP

Chicago, IL 60628

COUNTY

Cook

SIDE OF THE STREET

East

PROPERTY INFORMATION

PROPERTY TYPE

Land

ZONING

M1-1

LOT SIZE

8,208 SF

APN #

25-22-107-012-0000

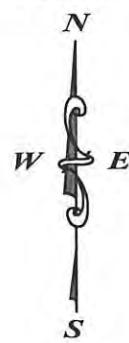
TAXES & VALUATION

TAXES (2024)

\$23,695.13

TAXES PSF

\$2.89



Scale - 1 inch = 25 feet

Jens K. Doe

Professional Land Surveyors

A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

ORDER NO.
22-0562

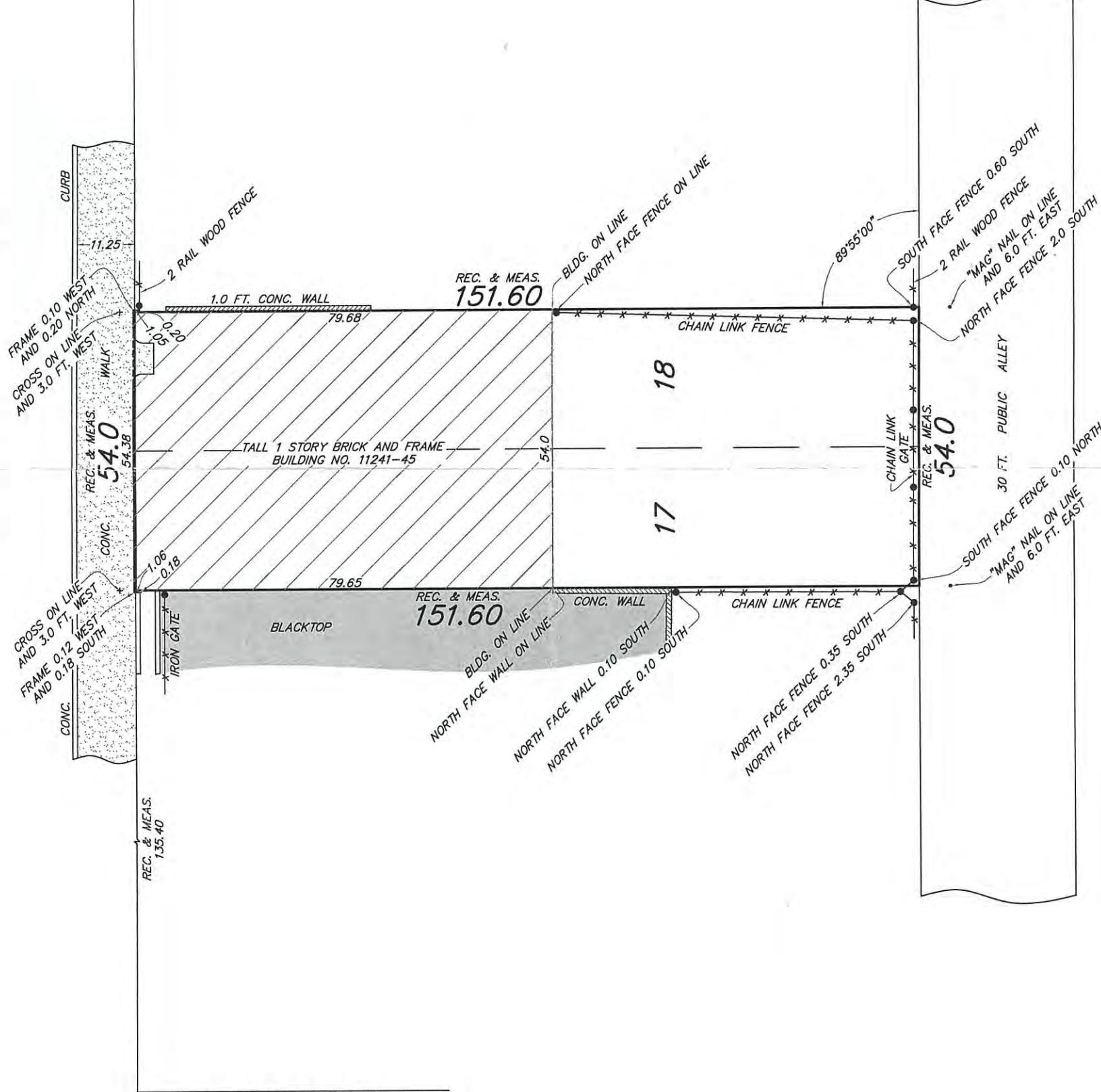
PLAT OF SURVEY

of

LOTS 17 AND 18 IN BLOCK 2 IN DYK'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF LOT 2 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 11241-45 S. MICHIGAN AVE., CHICAGO, ILLINOIS.

S. MICHIGAN AVE.



State of Illinois
County of Cook)

NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST Be compared with the Deed.
For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : July 21, 2022.

ORDERED BY:
C.K. & ASSOCIATES

JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 22nd Day of July, 2022.

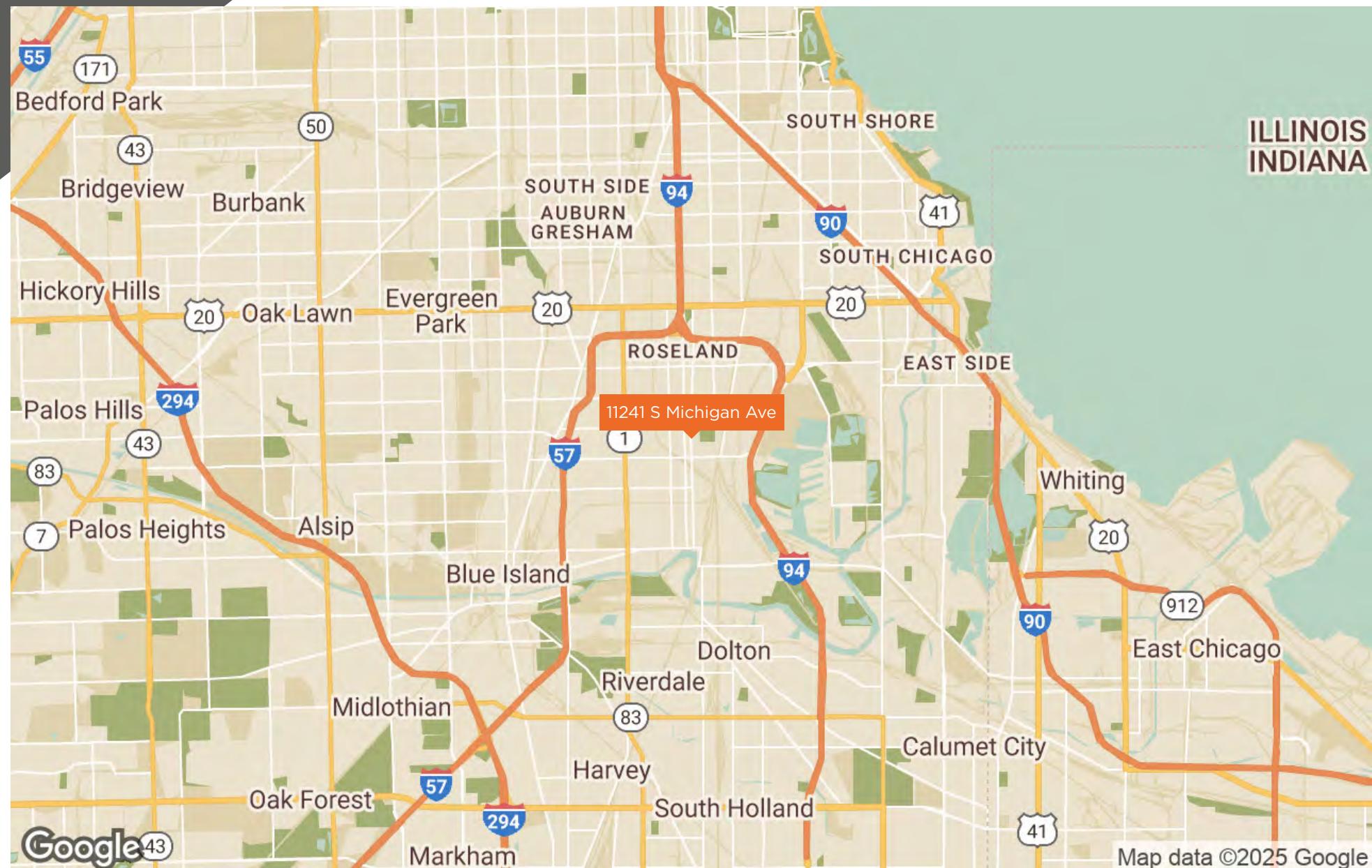
This professional service conforms to the current Illinois minimum standards for a boundary survey.



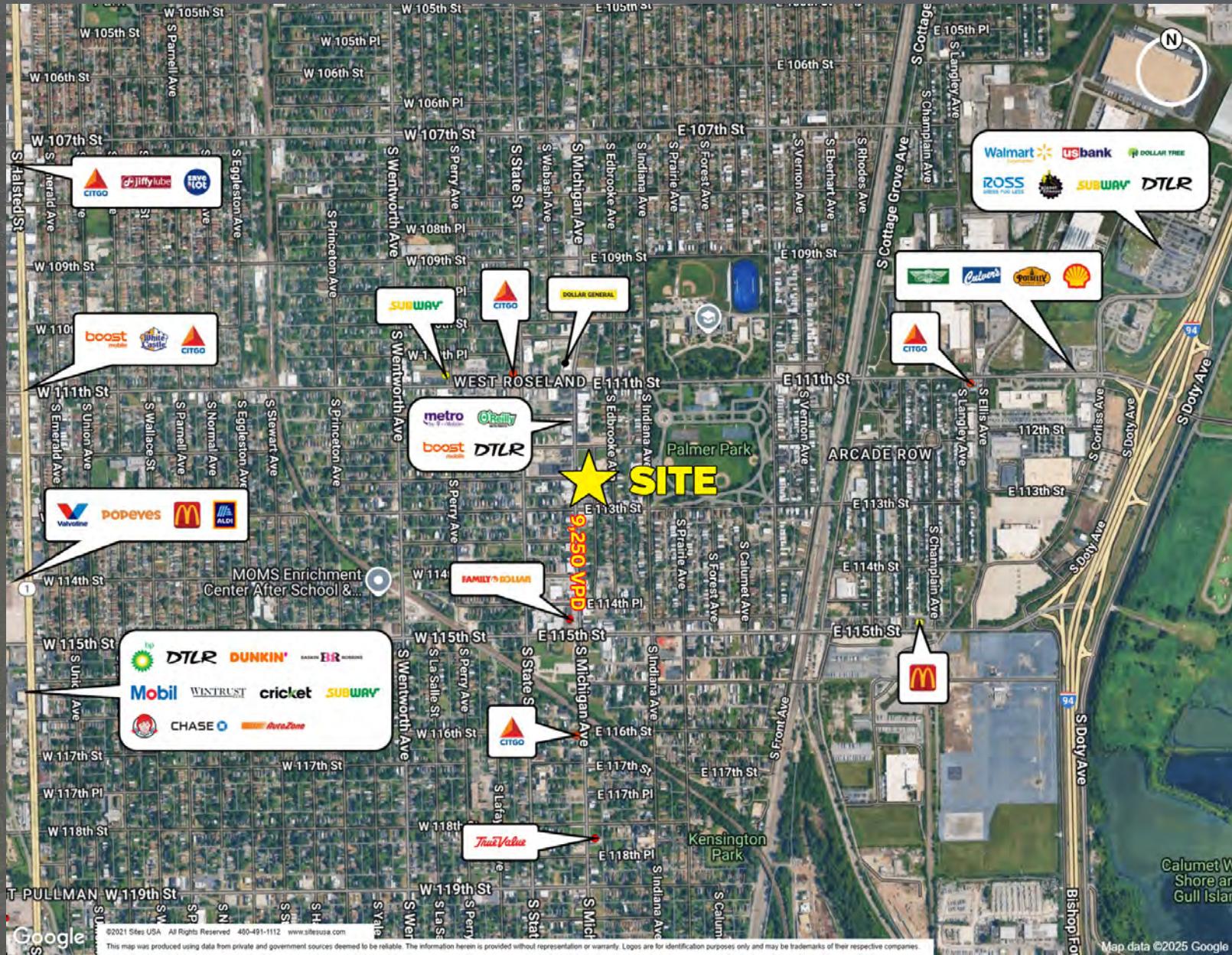
JENS K. DOE PROFESSIONAL
LAND SURVEYORS, (A DIVISION OF CDK)



REGIONAL MAP



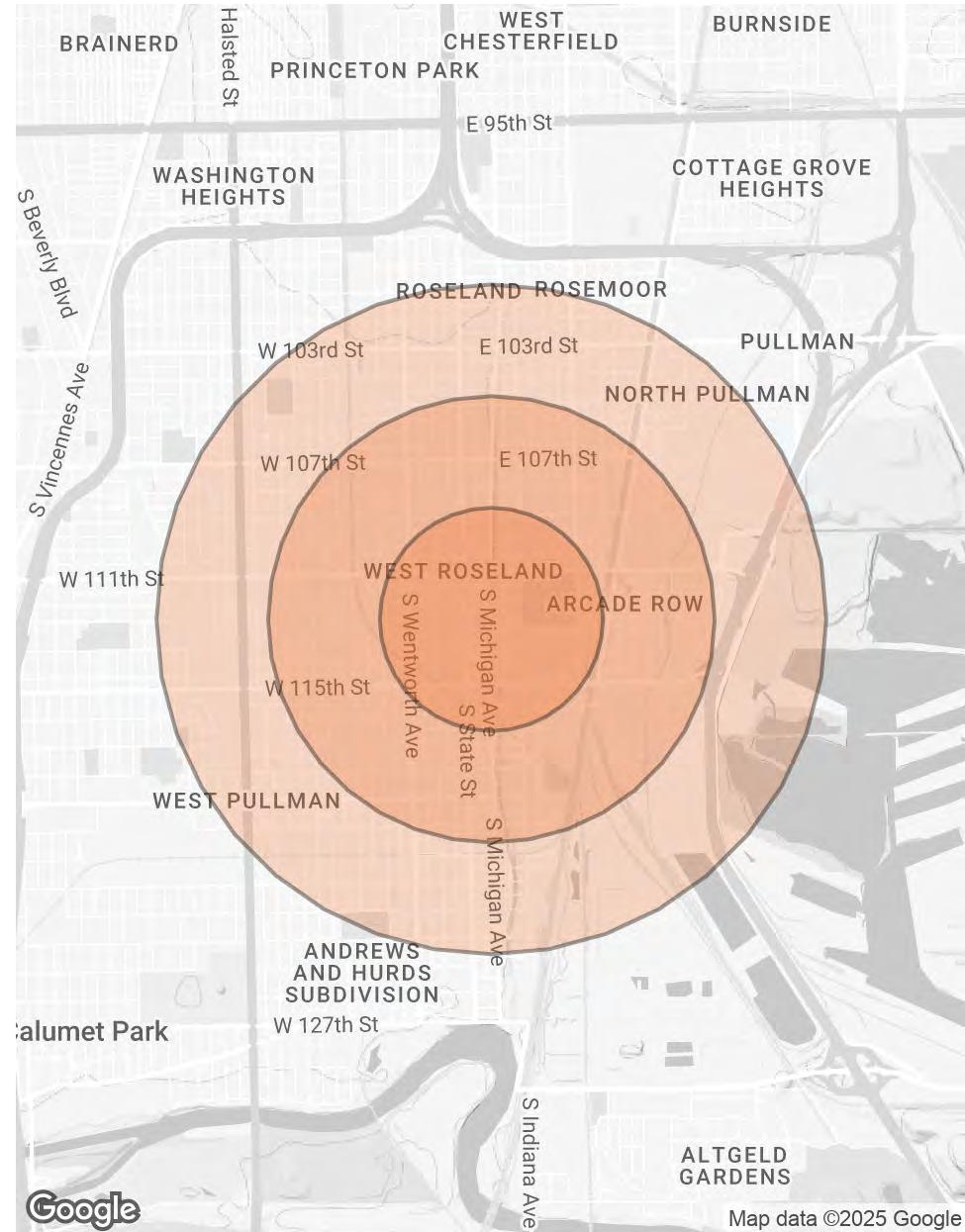
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	5,595	22,370	43,814
AVERAGE AGE	40	41	42
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	41	42	43
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	2,265	8,926	17,223
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$54,135	\$57,496	\$65,269
AVERAGE HOUSE VALUE	\$154,125	\$162,597	\$171,847

Demographics data derived from AlphaMap



MEET THE TEAM



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607



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