

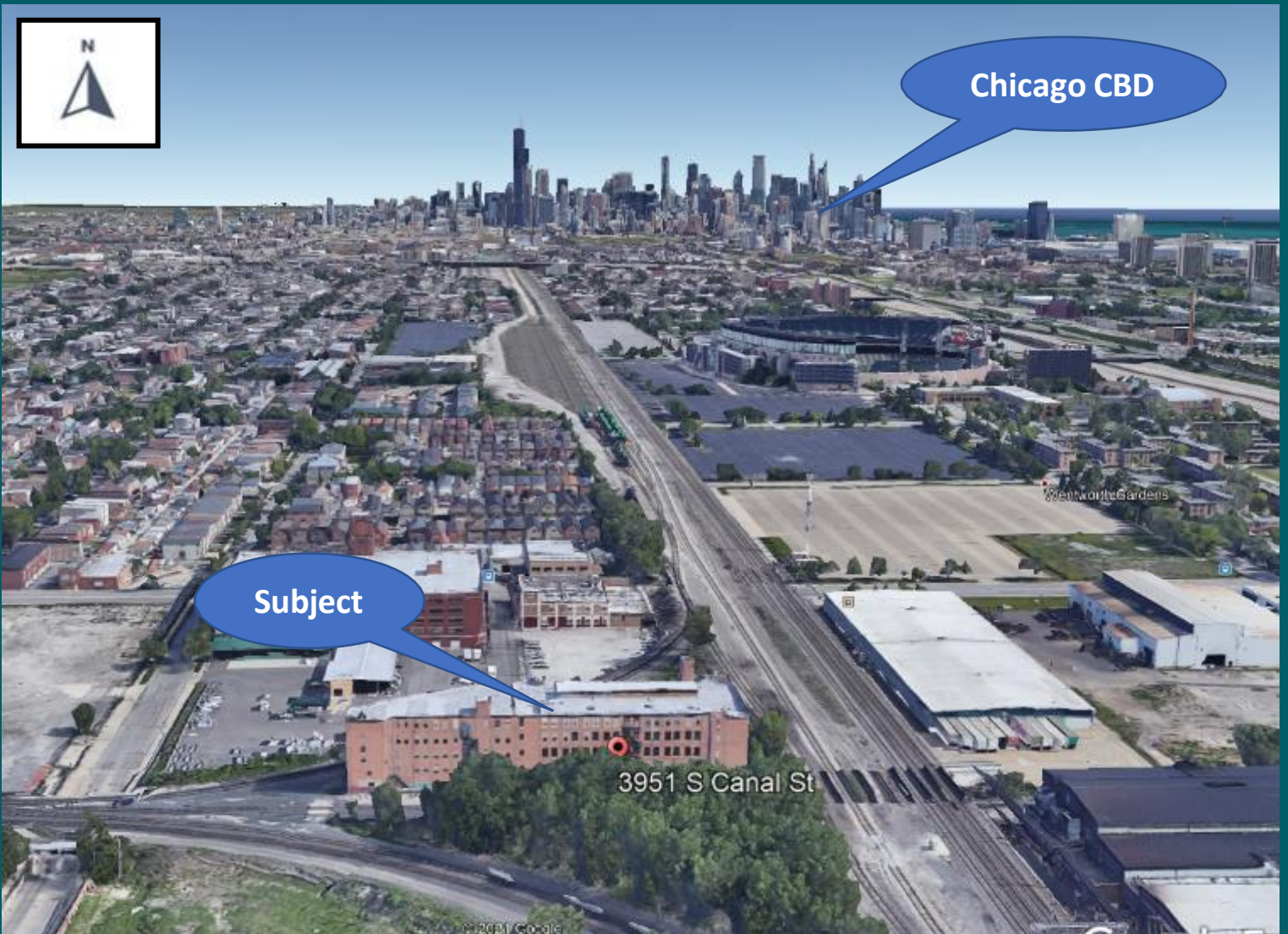
Listed By

John P. Parrish, Managing Broker

Office: 630 545 1111

Cell 630 551 5544

Lic. # 471005766



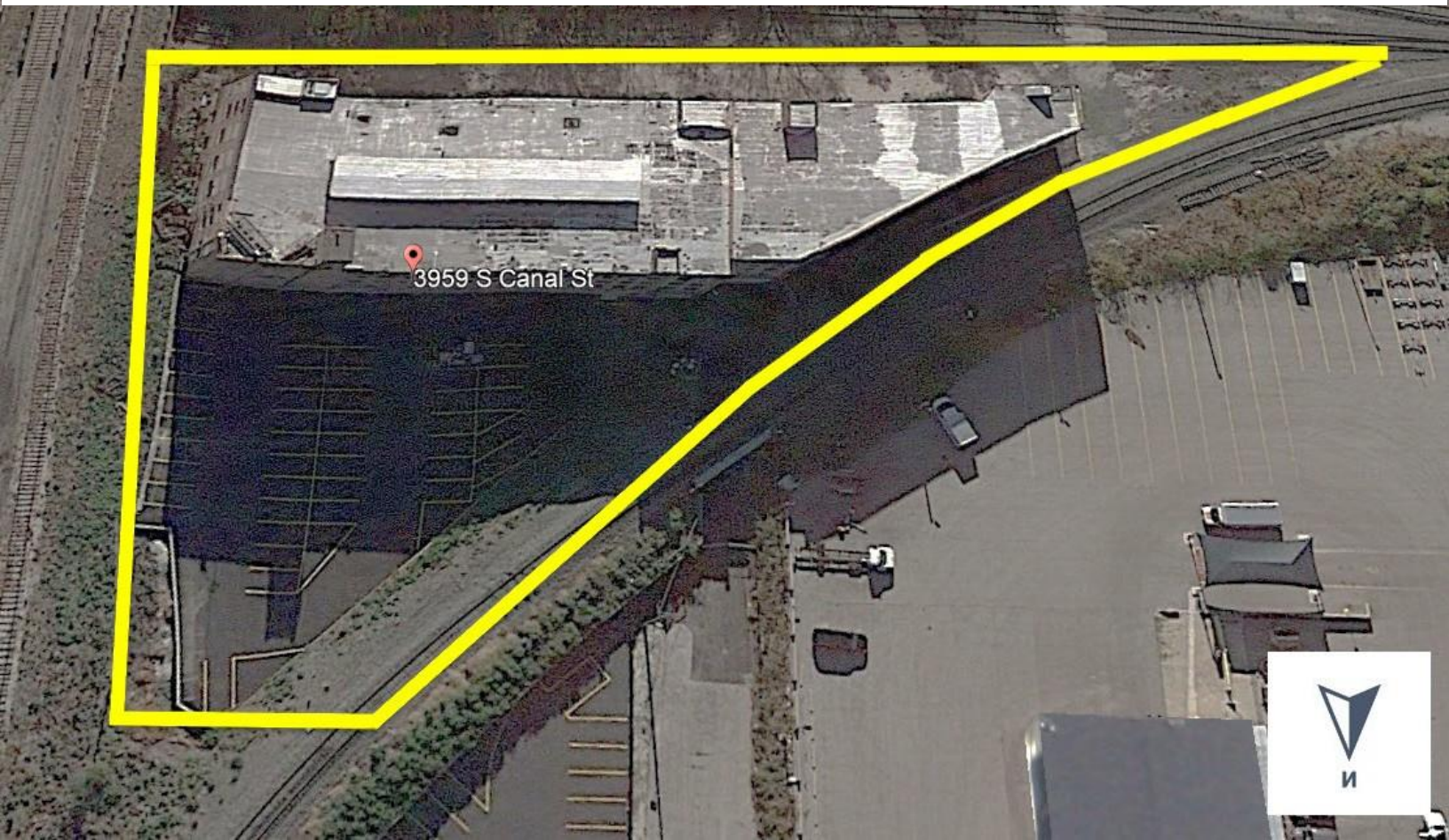
**Spartan Real Estate & Development**

478 Pennsylvania Avenue, Suite 103, Glen Ellyn, IL 60137

# Spartan Real Estate & Development

3959 S. Canal Street, Chicago, Illinois (Bridgeport Neighborhood)

±105,000 SF | Vacant | Flex Building | Chicago, IL | For Sale \$2,250,000 (\$21.43/ PSF)



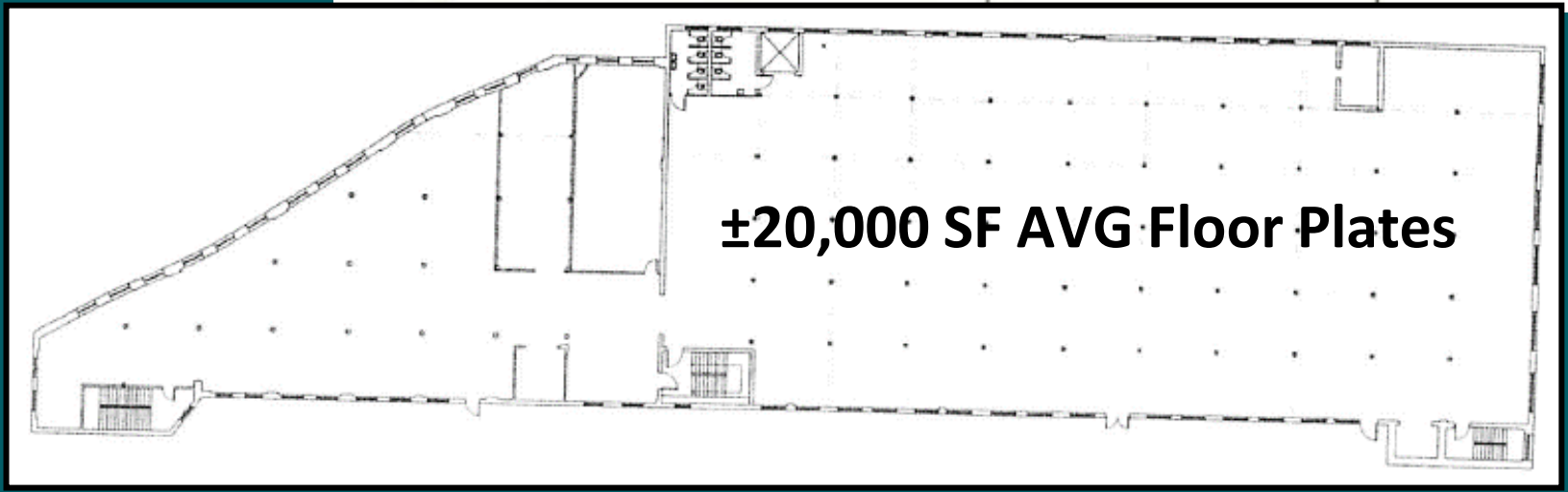
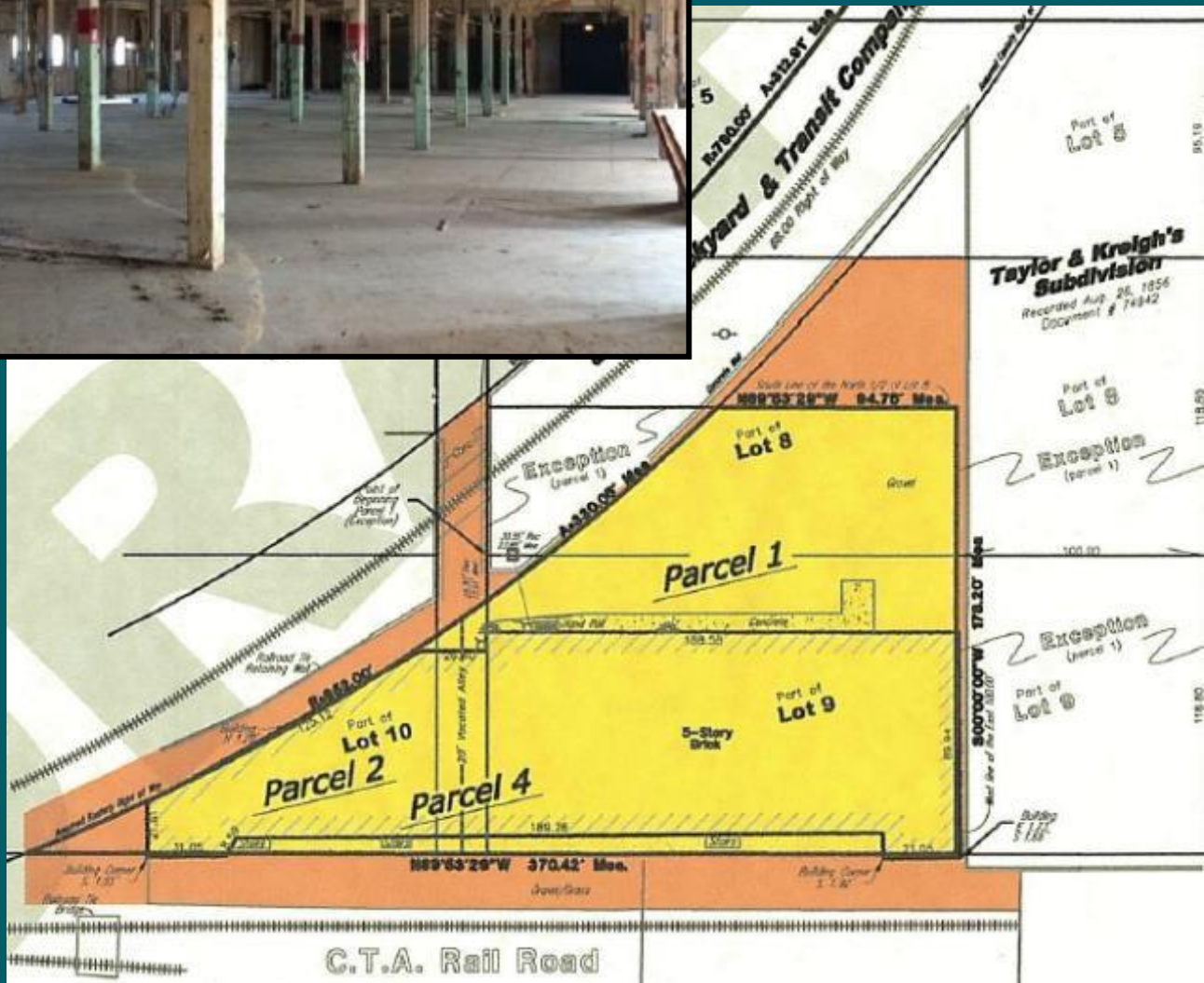
## Investment Highlights

- Unique True Vintage Timber Loft Space
- Close proximity to I-90/94 Dan Ryan Expressway
- 4 Miles to Chicago Loop
- 3 blocks south of US Cellular Field
- Distinctive location in vibrant Bridgeport neighborhood
- 5-story structure with +/- 20,000 SF floor plates
- Enterprise Zone & Empowerment Zone Designation
- Newly paved parking lot



Vintage Timber Loft Building In The Heart of South Chicago

# ALTA Survey & Representative Floor Plan



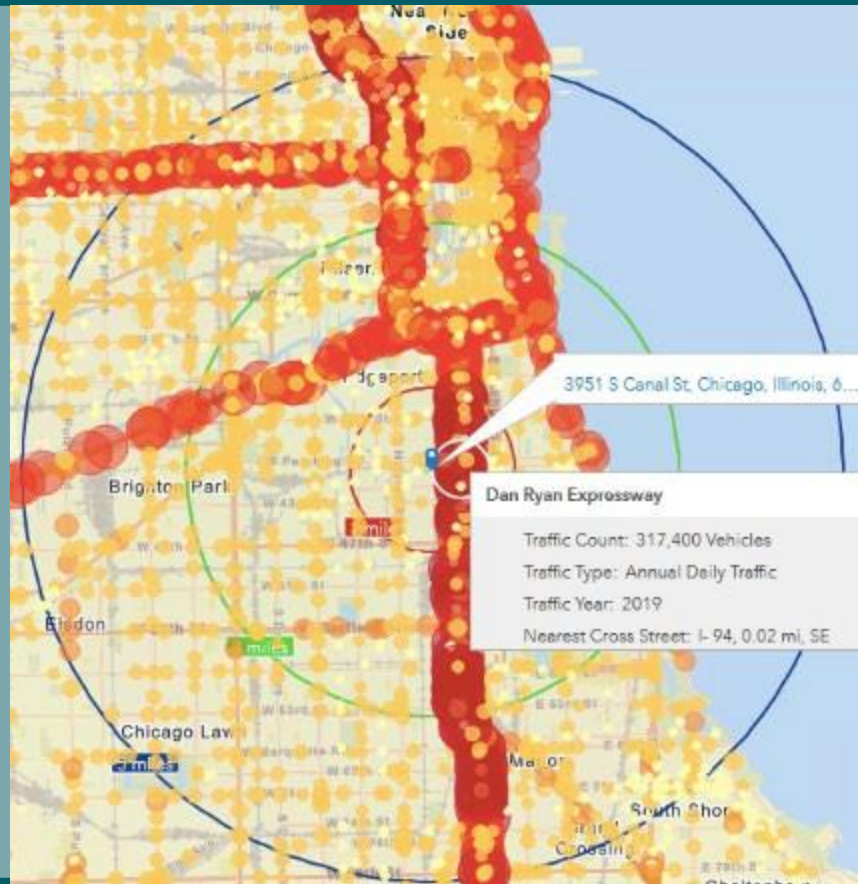
**±20,000 SF AVG Floor Plates**

# Building Specifics

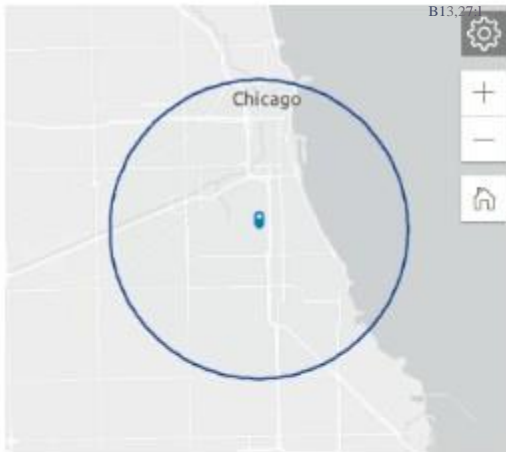


Building Size	±105,000 SF
Stories	5
Land Size	1.29 Acres
Ceiling Height	12'-15' Clear
Column Width	±15' Wide X ±11'
Sprinkler System	Wet
Heat	Gas Forced Units
Loading	2 Interior Docks Platform Docks 2 Freight Elevators*
Power	1200 Amps / 3 Phase
Zoning	Enterprise Zone & Empowerment Zone (M2-3)
Property ID (PIN)	20-04-105-004-0000; -007-0000; -011-0000
Aldermnic Ward	Ward 11   Nicole Lee
Real Estate Taxes	\$2.29 / SF

\*One Operating Freight Elevator of 3 Available



Data for

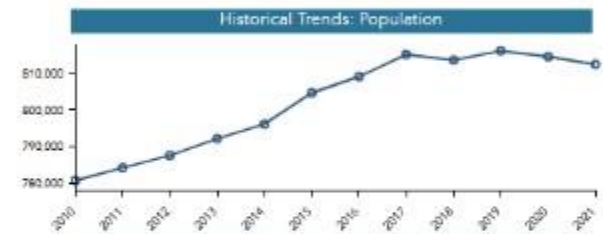


## POPULATION TRENDS AND KEY INDICATORS

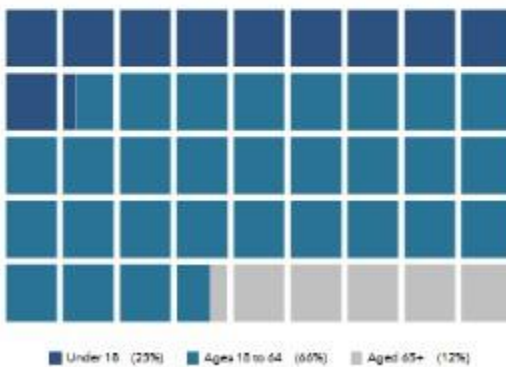
3951 S Canal St, Chicago, Illinois, 60609

<b>812,496</b>	<b>309,600</b>	<b>2.52</b>	<b>33.1</b>	<b>\$51,379</b>	<b>\$268,271</b>	<b>65</b>	<b>94</b>	<b>86</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION

