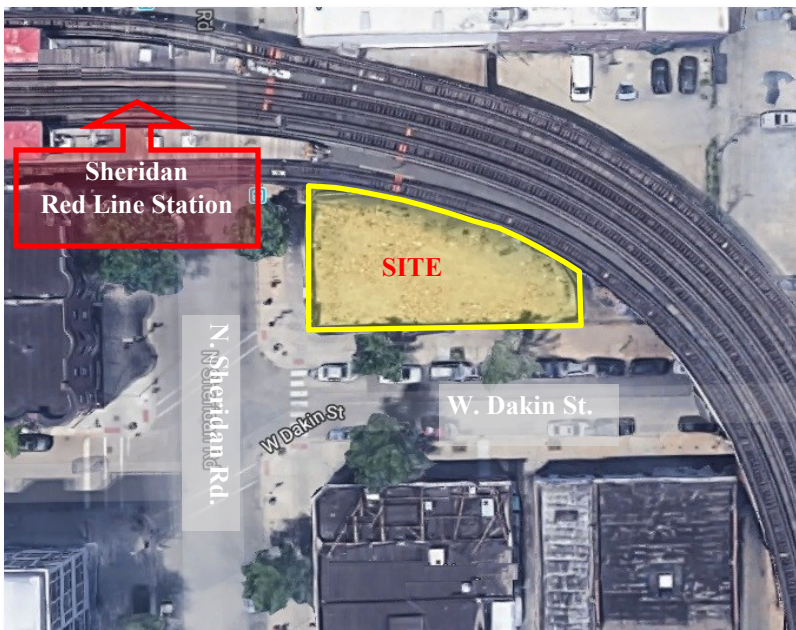


## ±3,614 SF TOD DEVELOPMENT SITE FOR SALE HIGH PROFILE CORNER IN WRIGLEYVILLE



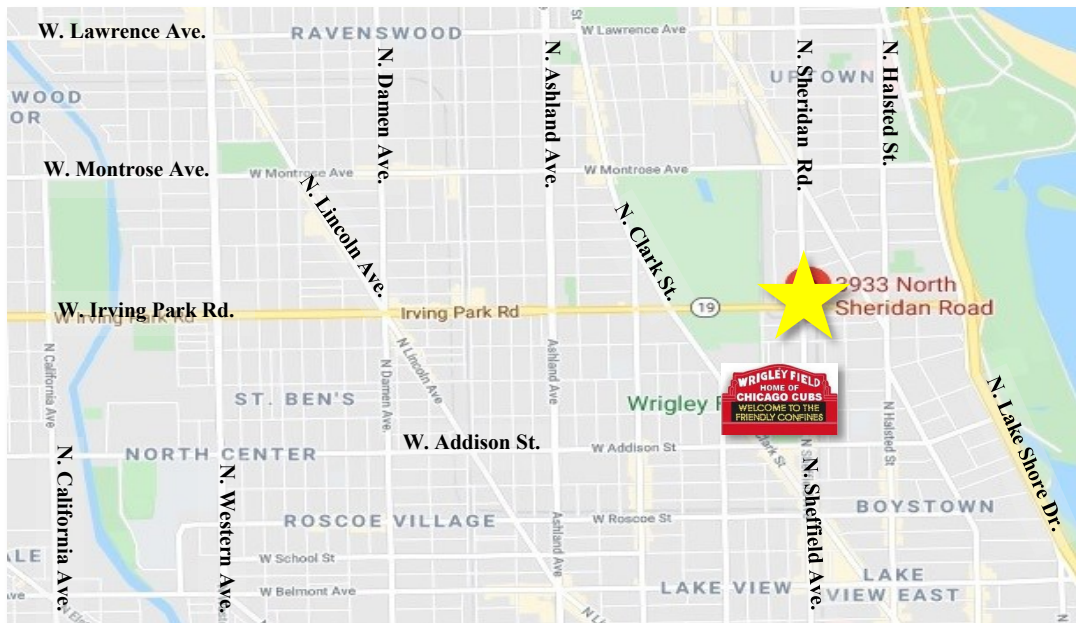
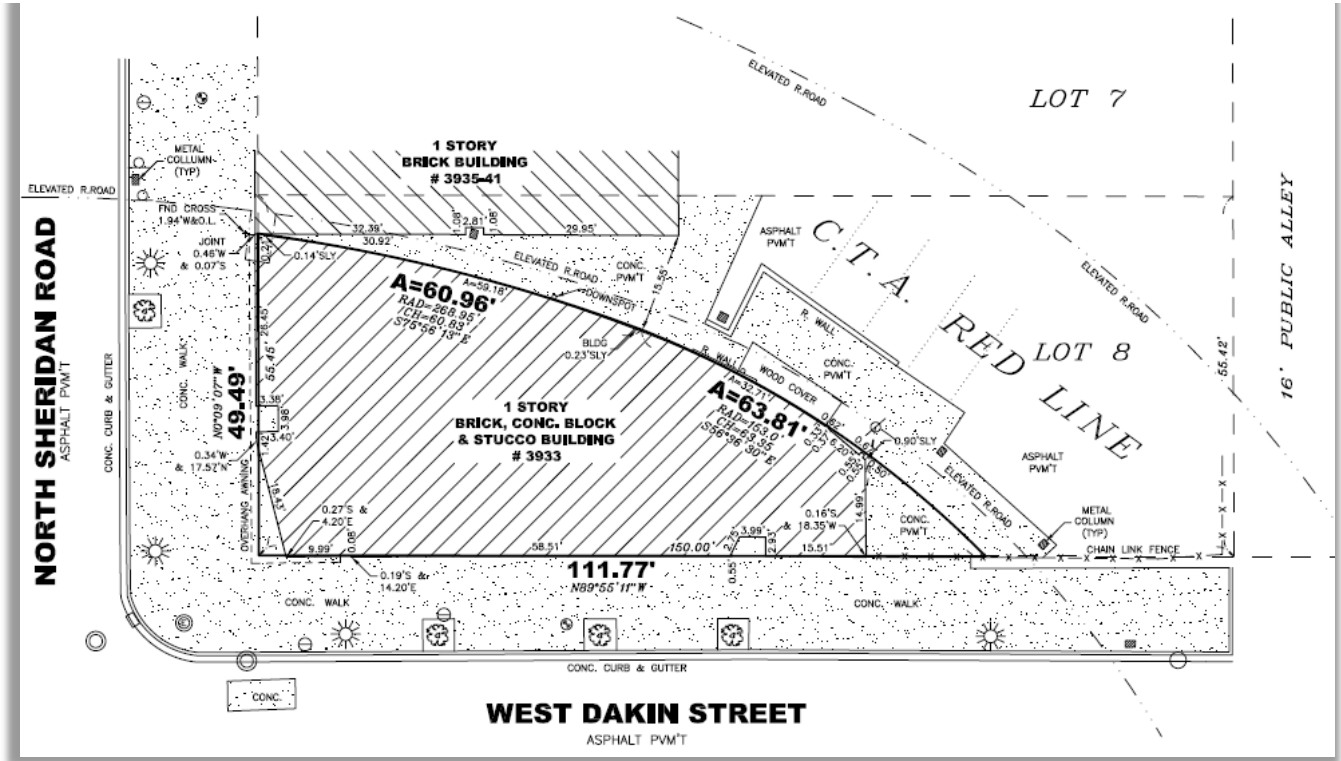
- Site Size:** ±3,614 SF  
**Asking Price:** \$1,199,000  
**Taxes 2021:** \$10,898.18  
**Zoning:** B1-2  
**Features:**
- TOD Site at Sheridan and Dakin
  - Build-to-suit opportunity
  - Directly adjacent to Sheridan Red Line stop!
  - Only 0.3 miles to Wrigley Field!
  - Walking distance to numerous shops, restaurants & transportation.



**DALE STRAUSS**  
773-736-3600  
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**STRAUSS REALTY, LTD.**  
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CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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3933 Sheridan—Northeast Corner of Sheridan and Dakin



Southeast Corner of Sheridan and Dakin—New construction  
Loft building with tenants Ace Hardware and Artemio's Bakery



Northwest Corner of Sheridan and Dakin—Tenant  
Breakfast House Restaurant



Southwest Corner of Sheridan and Dakin- Tenant Athletico  
Physical Therapy



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