



PRICE REDUCTION

PRIME REDEVELOPMENT SITE

CHICAGO'S FULTON MARKET/NEAR WEST SIDE SUBMARKET

29,350 SQUARE FEET* WITH A 42,732 SF INDUSTRIAL BUILDING AT 1026 WEST JACKSON BOULEVARD



>Great site in very active redevelopment area with a superior location: 2 blocks from 290, the Blue Line, just across 290 from the University of Illinois Chicago Campus, and U of I and Rush Medical Centers and just east of the United Center's \$7B 1901 expansion
>Great opportunity for underserved uses in this immediate area as: Hospitality (especially longer-stay), Senior Housing, Medical, Specialty & Student Housing (especially for students in new medical school opening next year just 5 blocks away)

>Continued opportunity for multi-family, retail, industrial and office and part of the Near West Side's expanding retail district with ample street and off-street parking

>Prior prospective purchaser of 1026 West Jackson and certain other property obtained a zoning map amendment changing the Zoning from DS-3 to DR-5, Type 1 for a proposed 11- story, 54 unit, 129' tall, multi-family building with parking

***An additional ~10,000 SF site adjacent on the West by a different seller**

DUE DILIGENCE PACKAGES & SHOWINGS AVAILABLE

NEW ASKING PRICE OF \$7,300,000

For more info. contact: Kurt Walsh at (312) 735-3078 or Kwalsh@protenrealty.com