



Land		MLS #: 12290532	List Price: \$2,100,000
Status:	ACTV	List Date: 02/13/2025	Orig List Price: \$2,100,000
Area:	201	List Dt Rec: 02/13/2025	Sold Price:
Address:	2044 Wesley Ave , Evanston, IL 60201		
Directions:	Either Dodge Ave. to Foster, east on Foster to Wesley, north on Wesley to site. OR Green Bay Rd. to Foster, west on Foster to Wesley, north on Wesley to site.		
Closed:		Contract Date:	Rental Price:
Off Market:		Financing:	Rental Unit:
Dimensions:	231 X 229	Subdivision:	Lst. Mkt. Time: 12
Ownership:	Fee Simple	Township: Evanston	Concessions:
Corp Limits:	Evanston		Contingency:
Coordinates:			County: Cook
Rooms:		Bathrooms / (full/half):	# Fireplaces:
Bedrooms:		Master Bath:	Parking:
Basement:		Bmt Bath: No	Garage Type:
Mobility Score:-			# Spaces: 0



Remarks: Extraordinary opportunity to develop almost 2 acres in Evanston! This parcel is one of two parcels being sold along with 2017 Jackson which has already received zoning approval for a 24 unit apartment building. (see MLS number 12199414). The parcel at 2044 Wesley represents approximately 53,000 square feet of land zoned R4. The potential here is for 64 to 114 units in total with a 15% affordable requirement by Inclusionary Housing Ordinance (IHO). Up to 55% building coverage is allowed; up to 70% lot coverage allowed with bonus. The height allowance of-right is 35 feet + 12 additional feet with bonus - making for 47 ft height allowance. Planned development required by the city of Evanston. Property is located in the West Evanston TIF. Situated just off the intersection of Greenbay Rd and Foster, this location is unmatched for renters! Drawing from Northwestern University, Northshore Hospital, Rotary International Headquarters, ZS Associates and many more. This location is a short walk to downtown Evanston and a 12 min walk to the Metra station. Surrounding attractions include Double Clutch brewery soul and smoke restaurant, Walgreens, Hecky's, Hills Artistic, a skate board park, bike paths and parks. Check "additional information" tab for additional documentation. Call for further details.

School Data
 Elementary: **(65)**
 Junior High: **(65)**
 High School: **(65)**

Assessments		Tax	Miscellaneous
Special Assessments: No	Amount: \$6,470	Waterfront: No	
Special Service Area: No	PIN: 10132040210000	Acreage:	
	Mult PINs:	Appx Land SF: 53000	
	Tax Year: 2022	Front Footage: 231	
Zoning Type: Planned Unit Development	Tax Exmps:	# Lots Avail:	
Actual Zoning:		Farm: No	
		Bldgs on Land?: No	

Laundry Features:

Lot Size: 1.0-1.99 Acres

Lot Size Source: **Survey**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc: **Cul-De-Sac**

Land Desc: **Rolling Rural**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Land Only**

Potential Use: **Planned Unit Development**

Location: **Corner, Cul De Sac**

Known Liens:

Ownership Type:
 Frontage/Access: **City Street**

Driveway:
 Road Surface: **Asphalt**

Rail Availability:

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

Seller Needs:

Seller Will:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Unknown**

General Info: **None**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.