



Land
Status: **ACTV**
Area: **201**
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:
Off Market:
Dimensions: **231 X 229**
Ownership: **Fee Simple**
Corp Limits: **Evanston**
Coordinates:
Rooms:
Bedrooms:
Basement:
Mobility Score: -

MLS #: **12290532**
List Date: **02/13/2025**
List Dt Rec: **02/13/2025**
Contract Date:
Financing:
Subdivision:
Township: **Evanston**
Bathrooms (full/half): **/**
Master Bath:
Bmt Bath: **No**

List Price: **\$2,100,000**
Orig List Price: **\$2,100,000**
Sold Price:
Rental Price:
Rental Unit:
Lst. Mkt. Time: **12**
Concessions:
Contingency:
County: **Cook**
Fireplaces:
Parking:
Garage Type:
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
	Tax Exmps:	# Lots Avail:
Zoning Type: Planned Unit Development		Farm: No
Actual Zoning:		Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 1.0-1.99 Acres	Frontage/Access: City Street	Style of House:
Lot Size Source: Survey	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Asphalt	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc: Cul-De-Sac	Min Req/SF (1):	Heating:
Land Desc: Rolling Rural	Min Req/SF (2):	Utilities to Site: Unknown
Land Amenities:	Other Min Req SF:	General Info: None
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info:
Current Use: Land Only	Equity:	Possession: Closing
Potential Use: Planned Unit Development	Relist: 	Sale Terms:
Location: Corner, Cul De Sac	Seller Needs:	Addl. Sales Info.: None
Known Liens:	Seller Will:	Broker Owned/Interest: No

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