



2958 Central Street, Evanston, IL 60201

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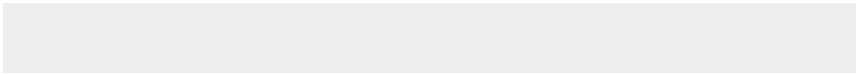
\$450,000

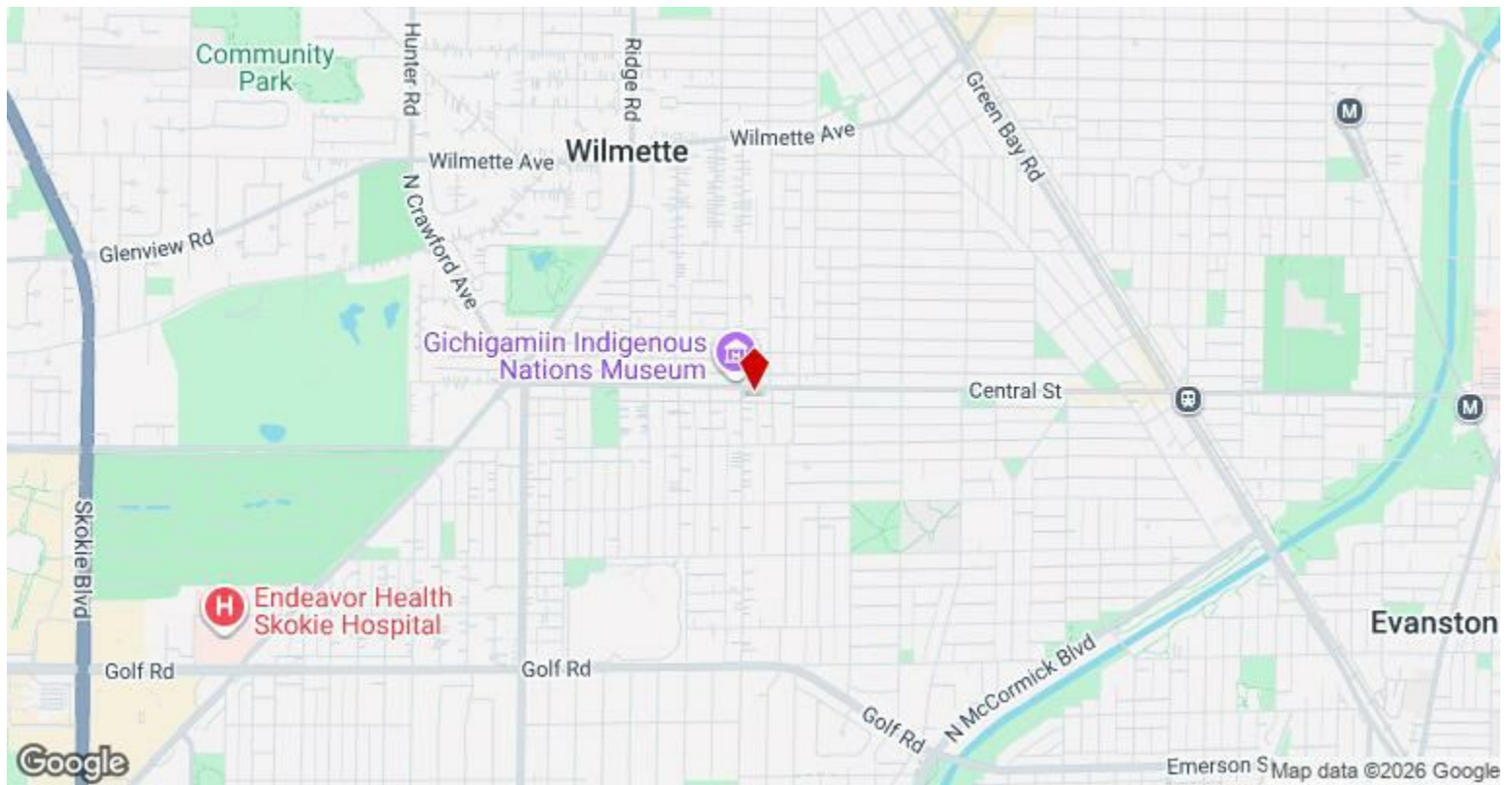
PREMIER INFILL DEVELOPMENT OPPORTUNITY ON CENTRAL STREET Exceptional commercial land parcel located on North Evanston's highly desirable Central Street commercial corridor. Measuring approximately 35' x 120' (~4,200 SF), this rectangular infill site offers a streamlined path for a ground-up mixed-use boutique development. **ZONING & DEVELOPMENT HIGHLIGHTS:** Zoning: B1a Business District with Central Street Subarea 5 (Mixed-Use B) Overlay Guidelines. Density & Capacity: Base 2.0 Floor Area Ratio (FAR) allowing up to ~8,400 buildable GSF. Height & Setbacks: 3-story / 40-foot max height envelope with 0-foot side yard setback potential to maximize street frontage. Feasibility Concept: Ideal configuration for ~2,600 SF of ground-floor retail/commercial space paired with upper-story luxury residential apartments. Access...

INVESTMENT & DEVELOPMENT OPPORTUNITY Rare ~4,200 SF (35' x 120') infill development site in North Evanston's highly desirable Central Street commercial district. Zoned B1a with Subarea 5 Overlay, permitting up to a 3-story / 40-foot height limit and a 2.0 base FAR (~8,400 max buildable GSF). Permissible 0-foot side yard setbacks allow full-width street frontage, ideal for ground-floor retail and upper-story multi-family/luxury residential units. **PROPERTY HIGHLIGHTS & TERMS:** Existing Structure: Includes an existing 495 SF standalone brick storefront generating potential holding/interim income during entitlement and permitting. Confirmed free of asbestos. Access & Parking: Features 35 linear feet of frontage on Central Street with direct rear alley access, providing off-street parking layout or service access. Eligible for Transit-Oriented Development (TOD) parking requirement reductions. Location:...

- **Prime Corridor Location:** Highly visible ~4,200 SF infill site situated on North Evanston's premier Central Street commercial strip.
- **Favorable Zoning & Overlay:** Zoned B1a Business District under the Central Street Subarea 5 Overlay, clear path for ground-up mixed-use development
- **Flexible Development Capacity:** 2.0 base Floor Area Ratio (FAR) allowing up to ~8,400 GSF across 3 stories (40-ft max height limit).
- **Maximum Lot Yield:** Permissible 0-foot side yard setbacks allow for a full 35-foot wide street-wall profile to maximize usable square footage.
- **Holding Income Potential:** Includes an existing 495 SF brick storefront for short-term rental income while finalizing architecture and permitting.
- **Clean & Fully Serviced Site:** Confirmed free of asbestos; site has direct access to municipal water, sewer, electric, and gas utilities.

Price:	\$450,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.10 AC
No. Lots:	1
Zoning Description:	B1a
APN / Parcel ID:	10-11-200-004-0000





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PREMIER INFILL DEVELOPMENT OPPORTUNITY ON CENTRAL STREET

Exceptional commercial land parcel located on North Evanston's highly desirable Central Street commercial corridor. Measuring approximately 35' x 120' (~4,200 SF), this rectangular infill site offers a streamlined path for a ground-up mixed-use boutique development.

ZONING & DEVELOPMENT HIGHLIGHTS:

Zoning: B1a Business District with Central Street Subarea 5 (Mixed-Use B) Overlay Guidelines.

Density & Capacity: Base 2.0 Floor Area Ratio (FAR) allowing up to ~8,400 buildable GSF.

Height & Setbacks: 3-story / 40-foot max height envelope with 0-foot side yard setback potential to maximize street frontage.

Feasibility Concept: Ideal configuration for ~2,600 SF of ground-floor retail/commercial space paired with upper-story luxury residential apartments.

Access & Parking: Serviced by direct rear public alley access providing off-street parking layout options with potential Transit-Oriented Development (TOD) parking reductions.

EXISTING IMPROVEMENTS & SITE CONDITIONS: Includes an existing 495 SF standalone storefront structure offering immediate functional use or holding income during entitlement/permitting. Site is fully serviced with municipal utilities and confirmed free of asbestos. Sold AS-IS.

LOCATION ADVANTAGES: High-visibility, highly walkable corridor situated steps from the Central Street Metra Station, Endeavor Health Evanston Hospital, and Northwestern University athletic facilities.

Property Photos

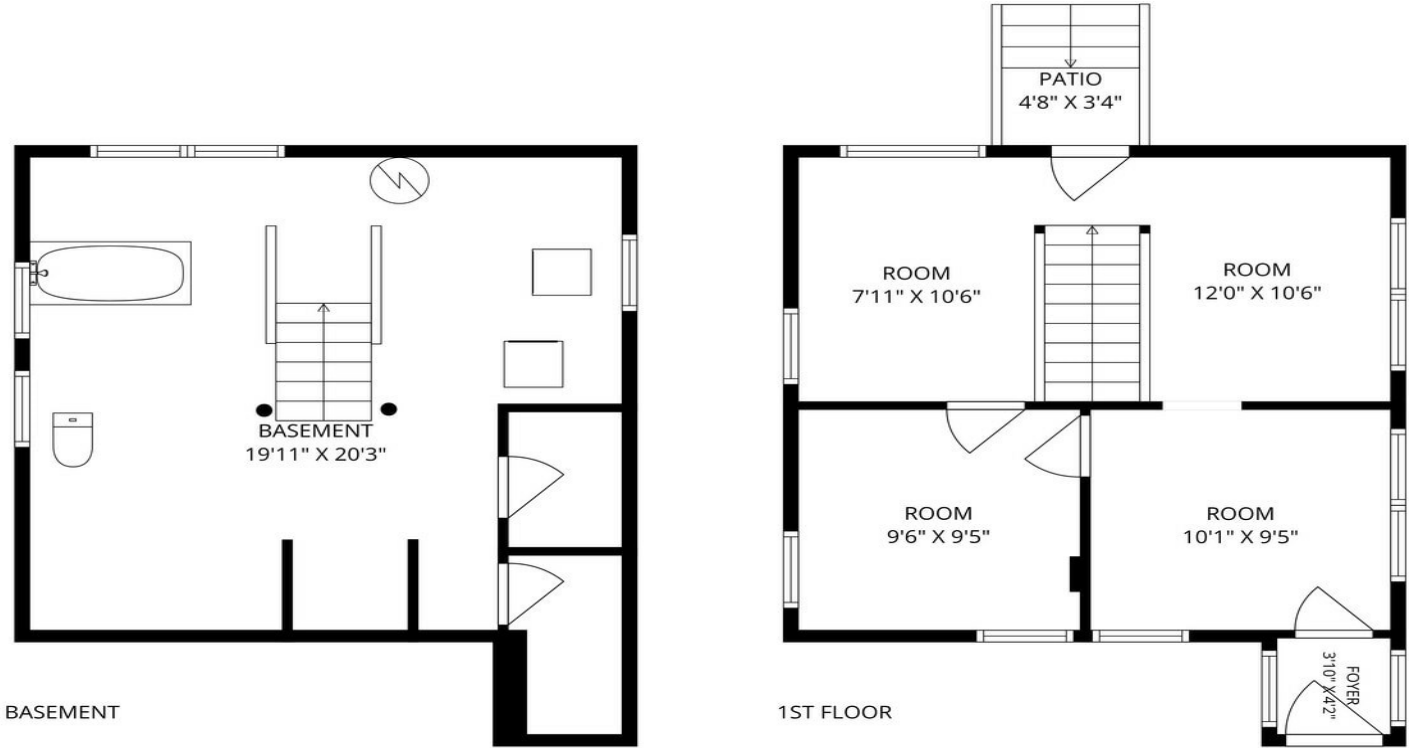


Back View



Back View to Alley

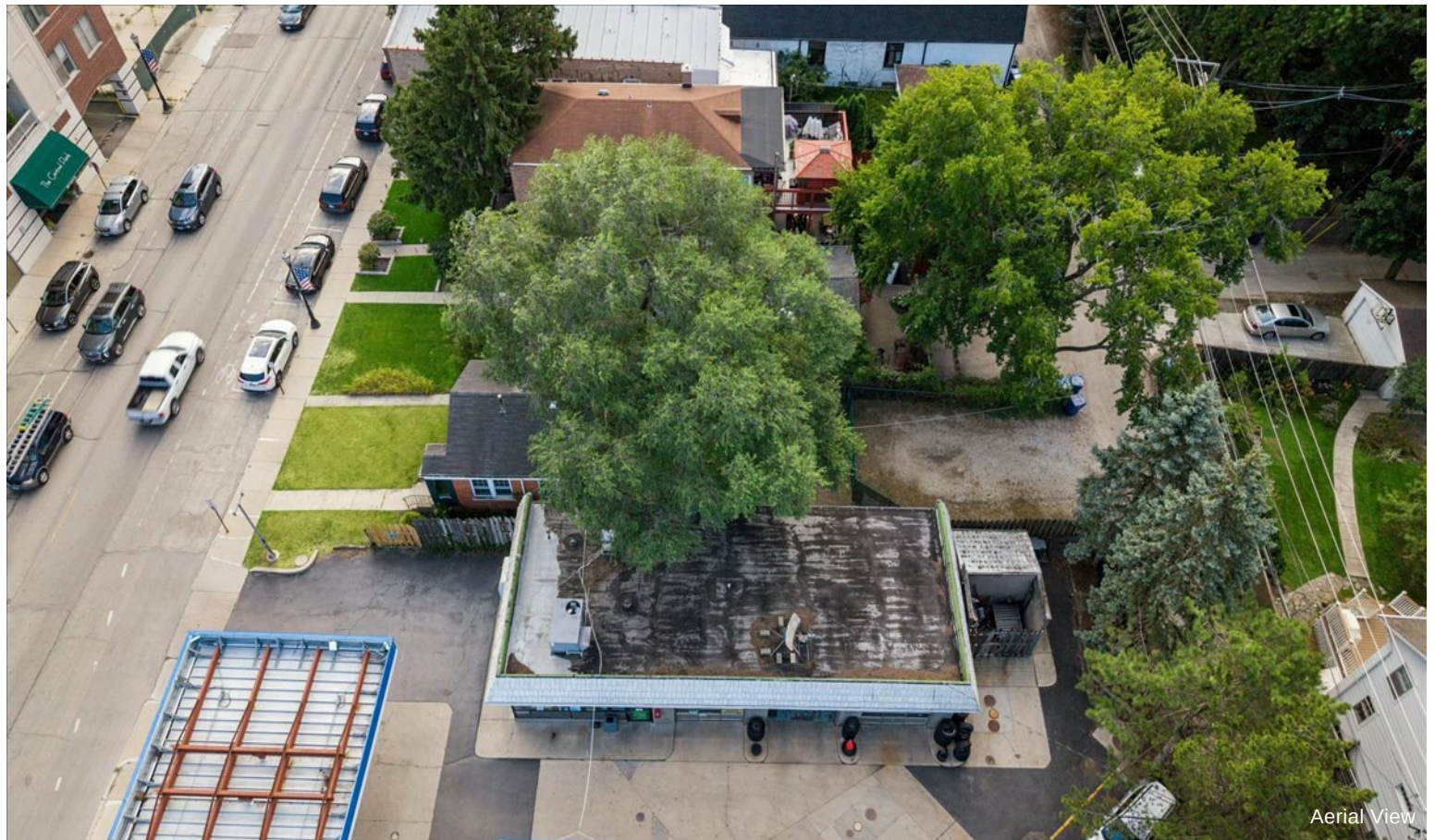
Property Photos



All Dimensions Are Approximate. This Plan Is For Marketing Purposes Only.



Property Photos



Property Photos

