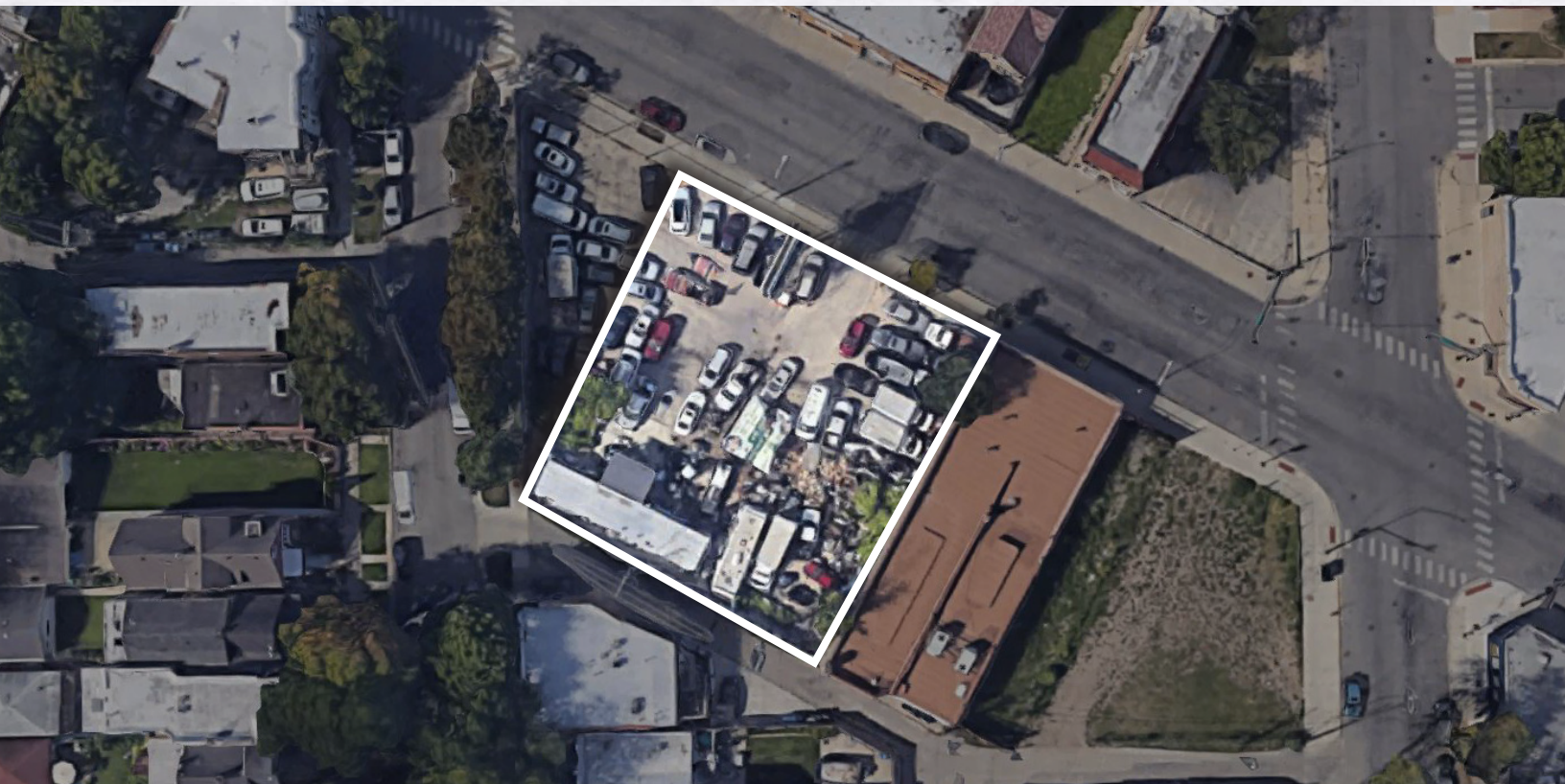


OFFERING MEMORANDUM

# 3821 W. GRAND AVE. HUMBOLDT PARK

PARKING/STORAGE LOT



**ZACH PRUITT**

Managing Broker, Principal  
(312) 766-4289  
zpruitt@cawleychicago.com

**BRAYDEN SCHIFF**

Associate  
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**ROBYN LYNN**

Licensed Business Manager  
(630) 810-1768  
rlynn@cawleychicago.com

## PROPERTY SPECIFICATIONS

Property Address:	3821 W. Grand Ave. Chicago, IL 60651
Parcel ID Numbers:	16-02-128-002-0000 16-02-128-003-0000
Total Building Area:	~1,000 Sq. Ft. [Option to purchase 12,000 Sq.Ft. at 3812 W Grand Ave]
Total Land Area:	14,996 Sq. Ft. (0.34 Acres)
Frontage:	120' on W. Grand Ave.
Zoning:	C2-1   Motor Vehicle-Related Commercial District B3-1   Community Shopping District
Property Taxes (2022):	\$17,074
Asking Price:	Subject To Offer

## GEOGRAPHICALLY-BASED INCENTIVES

Qualified HubZone
Pulaski Corridor TIF & SBIF District
Invest South/West
Qualified Investment Area
Small & Large Neighborhood Opportunity Fund
Build Community Wealth Bonus
Equitable Transit Oriented Development
Connected Communities Ordinance
NMTC Designated Area

## HIGHLIGHTS

✓ AVAILABLE WITH 3812 W GRAND AVE 12,000 SQ.FT. BUILDING

✓ IMPROVED AND PAVED LOT

✓ RENTAL INCOME: BILLBOARD ON-SITE

✓ MAXIMUM EXPOSURE ALONG W. GRAND AVE.

✓ STEPS TO GRAND & HAMLIN BUS STOP

✓ EASY ACCESS TO CLASS II TRUCK ROUTE: W NORTH AVE.

✓ CLEAN ENVIRONMENTAL PHASE I REPORT



N. AVERS AVE.

N. HAMLIN AVE.

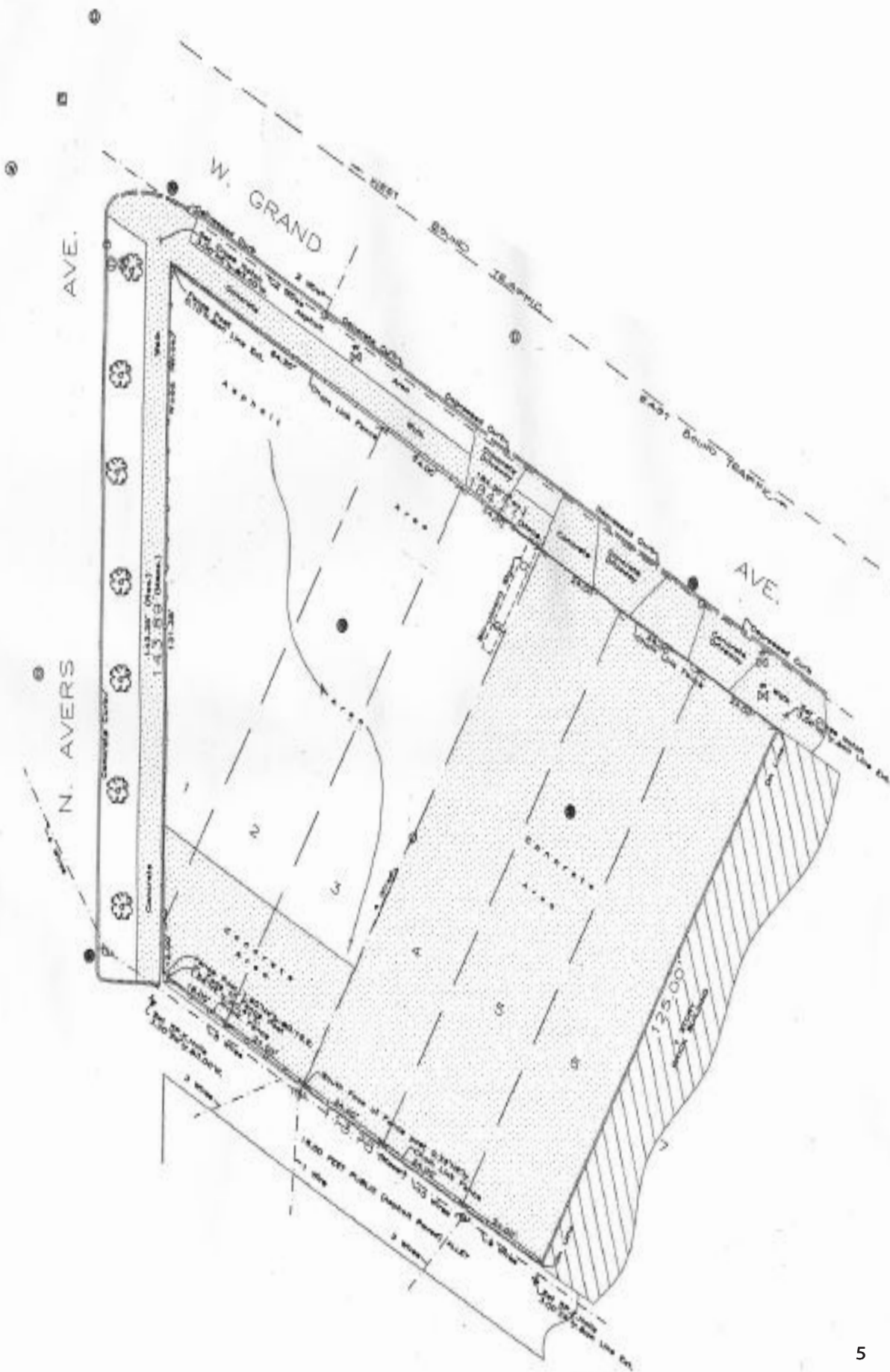
W. GRAND AVE.

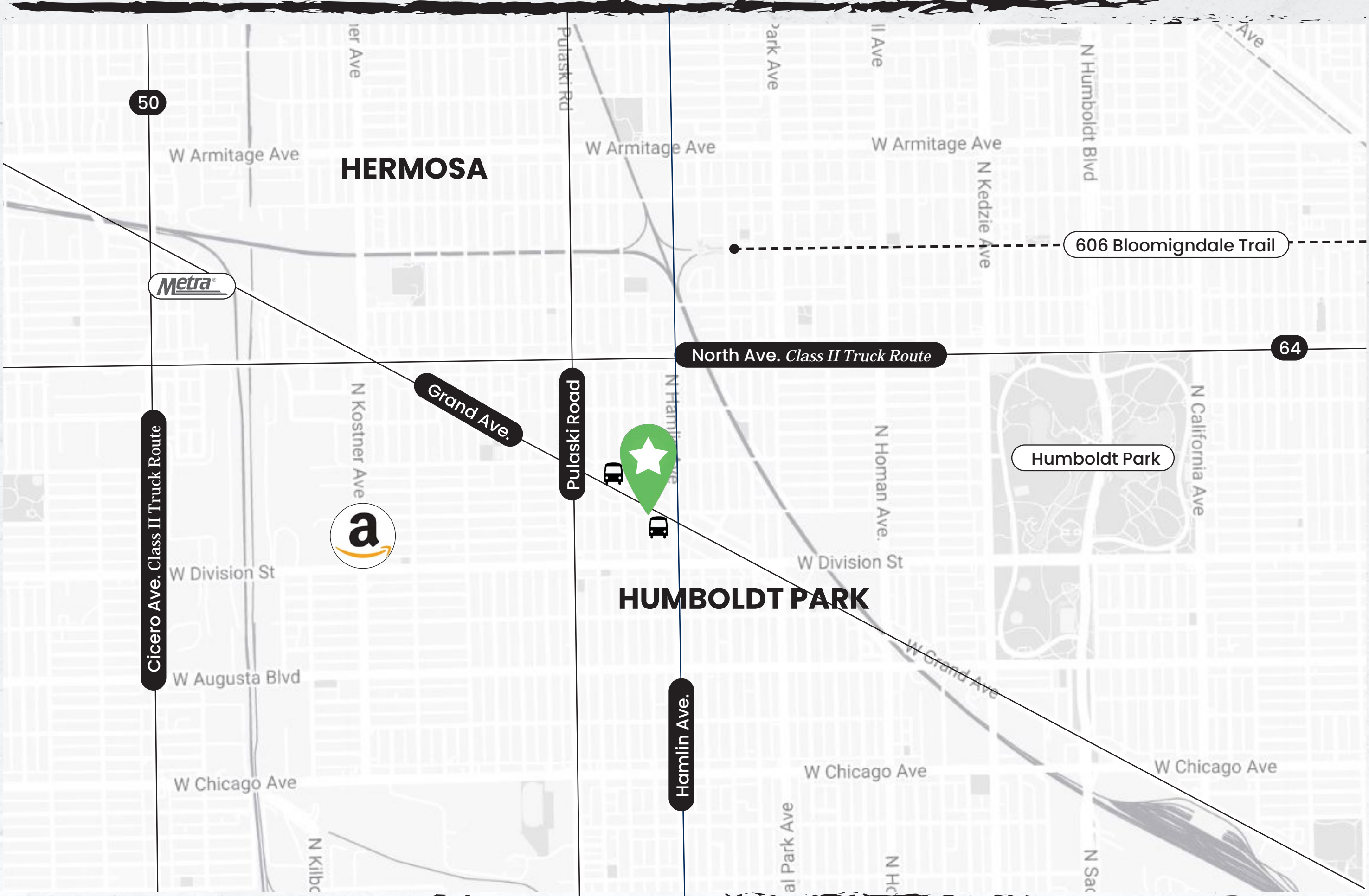
12,000 SF BUILDING  
AVAILABLE AS PACKAGE

3821 W. GRAND AVE.  
14,996 SF

# SURVEY

## 3821 W. GRAND AVE.





**HERMOSA**

**HUMBOLDT PARK**

50

64

Metra

606 Bloomigndale Trail

North Ave. Class II Truck Route

Cicerero Ave. Class II Truck Route

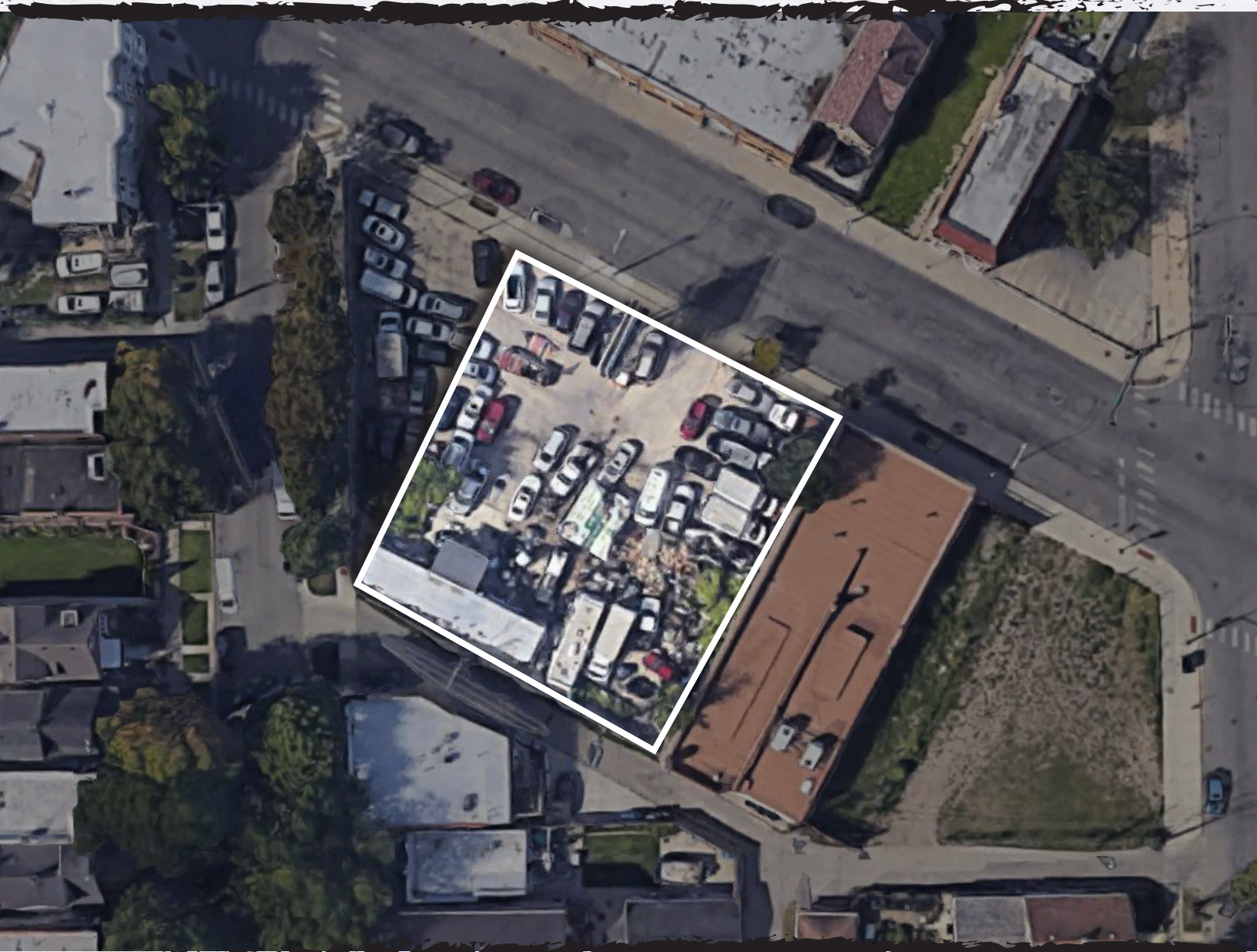
Grand Ave.

Pulaski Road

Hamlin Ave.

Humboldt Park





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