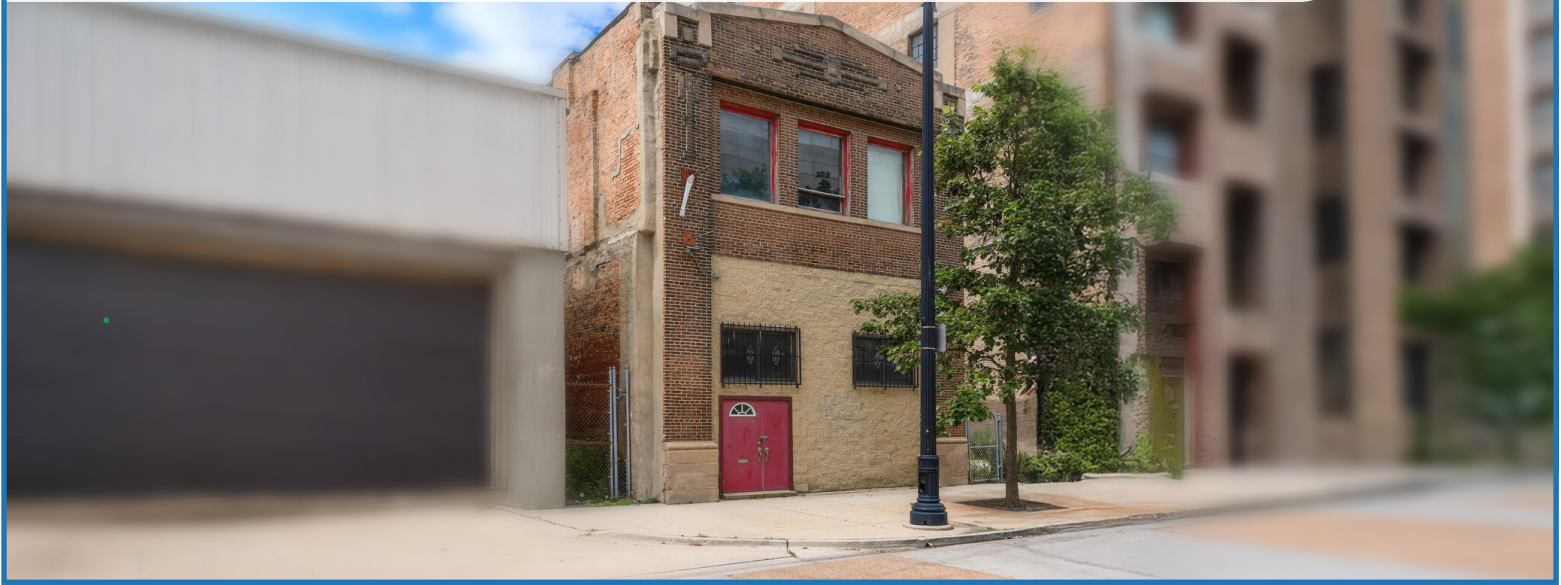


FOR SALE

2-STORY BRICK & TIMBER BUILDING

2310-12 S. INDIANA AVENUE | CHICAGO, IL



Total Building Area:	± 7,400 SF
1ST Floor:	± 3,700 SF
2ND Floor:	± 3,700 SF
Basement:	± 3,700 SF (not included in total building SF)
Total Land Area:	± 8,250 SF
Loading:	1 Dock Height Door in Alley
Ceiling Heights:	10' - 12' Clear
Column Spacing:	Clear Span No Structural Columns
Construction:	Masonry & Timber
Year Built:	1913
Zoning:	DS-5 Downtown Service District
Floor Area Ratio (FAR):	5.0
Total Buildable Area:	± 41,250 SF
Alderman:	Pat Dowell 3 RD Ward
PIN(s):	17-27-110-016-0000 17-27-110-017-0000
RE Taxes:	\$20,847 = \$2.82 PSF
Sale Price:	Subject to Offer



Located in a Federal Opportunity Zone



Directly Across the Street from McCormick Place Convention Center



6-Minute Walk to Green Line CTA Stop



3-Minute walk to CTA Bus Stop on Michigan Avenue



5-Minute Walk to CTA bus stop on Cermak Road



5-Minute Drive to Soldier Field and Museum Campus



10-Minute Drive to Central Business District



3-Minute Drive to I-55 Expressway



5-Minute Drive to I-90/94 Expressway



11-Minute Drive to I-290 Expressway



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SURROUNDED BY GROWTH

