

SALE

6017-59 N WESTERN AVENUE
6017-59 N Western Avenue Chicago, IL 60659



OFFERING SUMMARY

Sale Price:	\$3,999,999
Zoning	B3-3
Lot Size:	46,870 SF
Price / SF	\$ 85.34/sf
Year Built:	2000
Zoning:	B3-3
Market:	Chicago
Submarket:	Rodgers Park
Traffic Count:	19,600

PROPERTY OVERVIEW

1.1 acre site in the West Rodgers Park / West Ridge neighborhood!! Zoned B3-3. What a redevelopment opportunity!! This was previously a used car dealership. It is a total of 16 contiguous tax parcels. There is a +/- 5,300 SF building (built in 2000) and the remainder of the property is open, fenced parking. The properties total size is indicated to be 46,870 SF. The site has 430 ft of frontage on Western Ave. Over an acre on the north side of the Chicago - could this be a residential development (or 2 or 3), a strip center, a couple of fast casual food (QSR) restaurants, perhaps a nursing home or a medical facility? Bring your clients with vision. Call for Survey and Plat Map.

PROPERTY HIGHLIGHTS

- Over an acre for sale!! What an incredible development opportunity!
- Zoned B3-3
- 16 individual and contiguous tax parcels

Bruce Heller
(312) 915-4722



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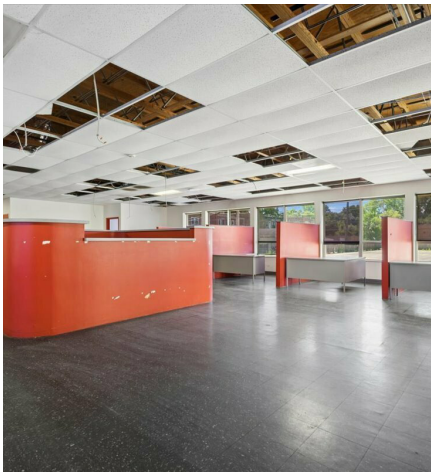
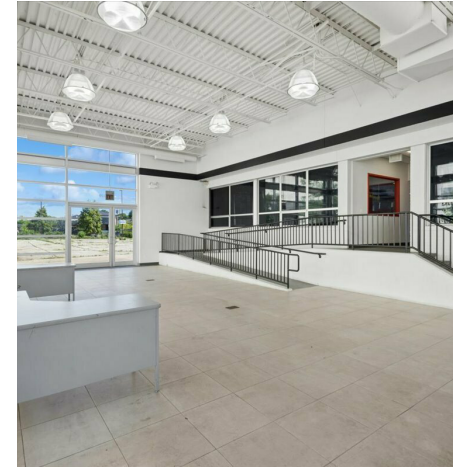
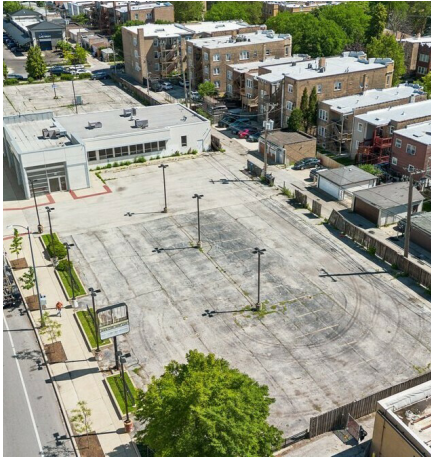


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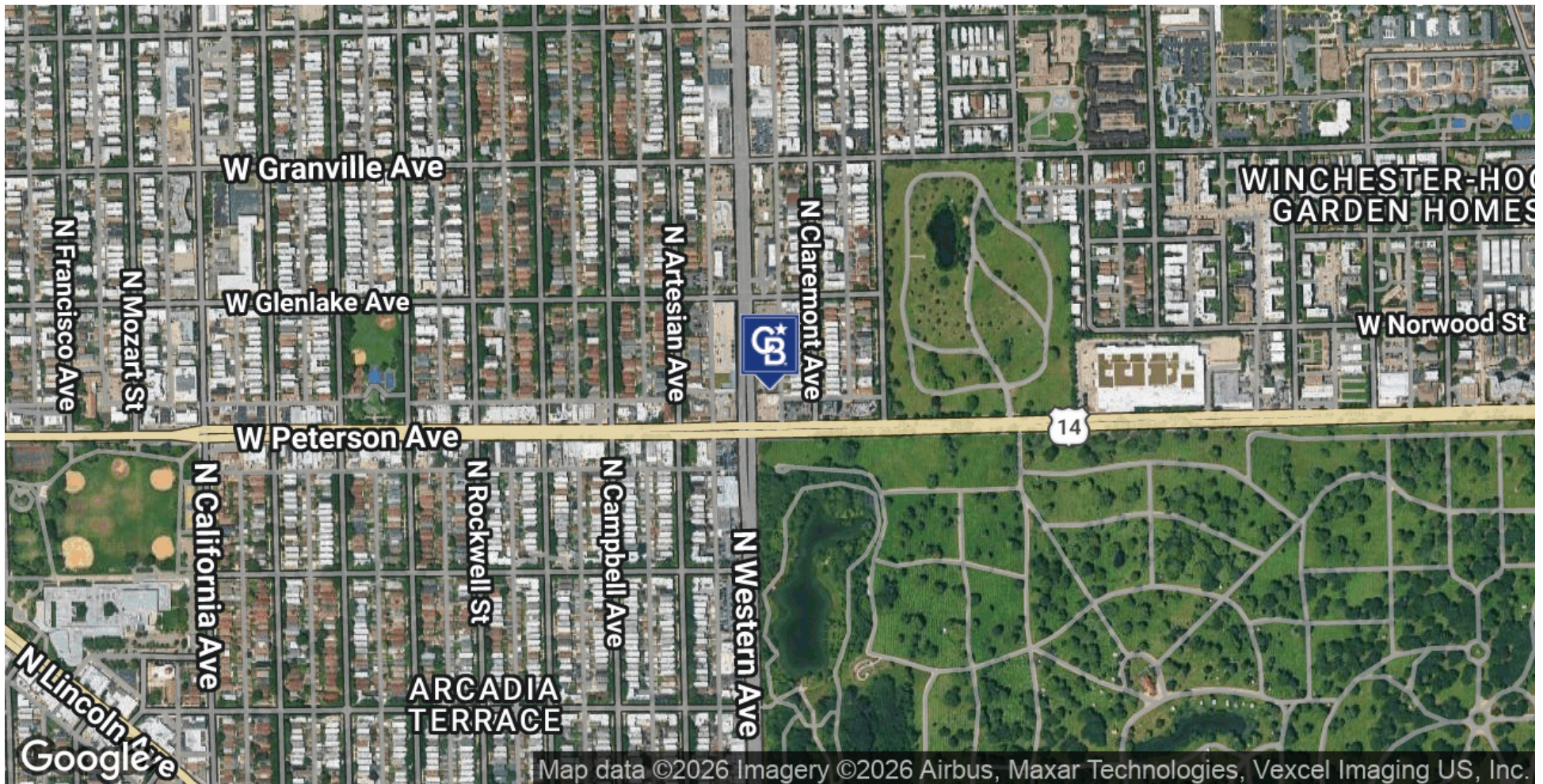


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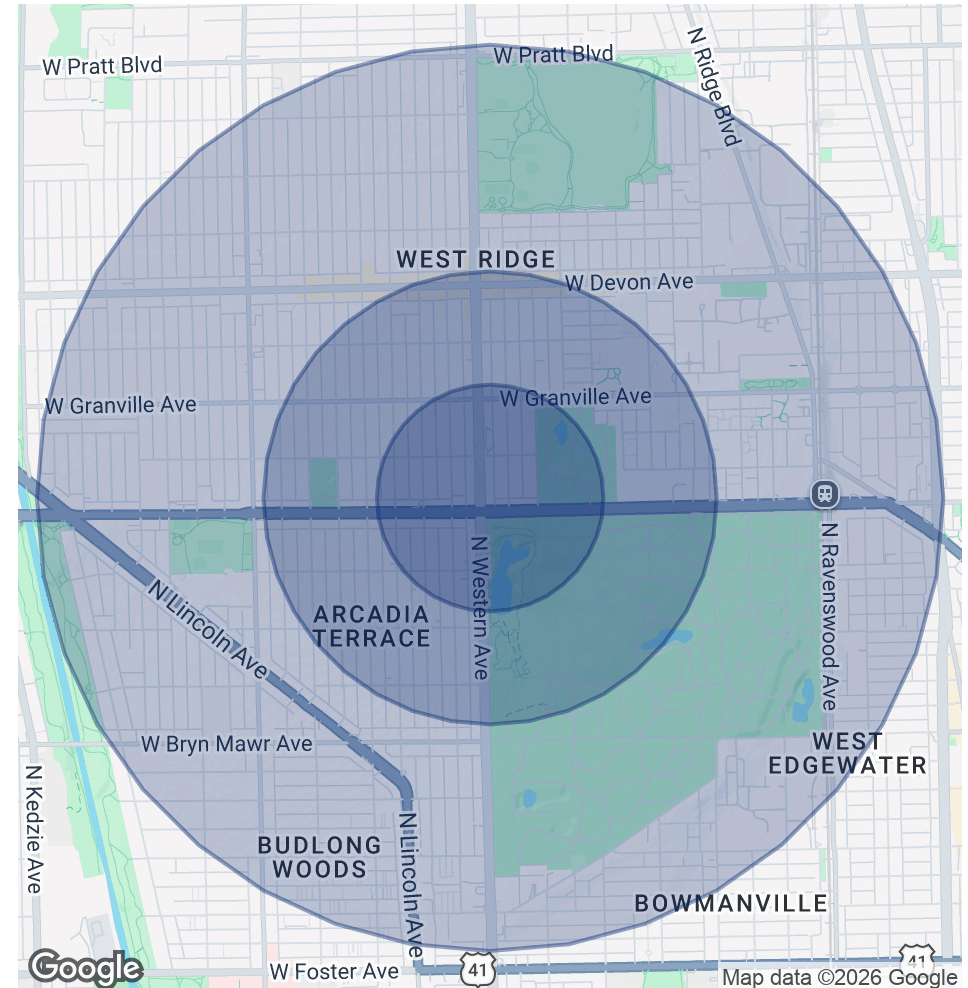
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,143	18,090	65,472
Average Age	37.5	35.3	36.9
Average Age (Male)	40.4	35.4	37
Average Age (Female)	33.2	34.1	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,446	5,930	22,692
# of Persons per HH	2.9	3.1	2.9
Average HH Income	\$89,261	\$87,319	\$94,308
Average House Value	\$309,632	\$299,516	\$318,529

2023 American Community Survey (ACS)



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