

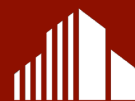
15,000 SF AVAILABLE FOR SALE

1520-1524 W JARVIS AVE

CHICAGO, IL



**INDUSTRIAL USER OR TOD
REDEVELOPMENT OPPORTUNITY!**



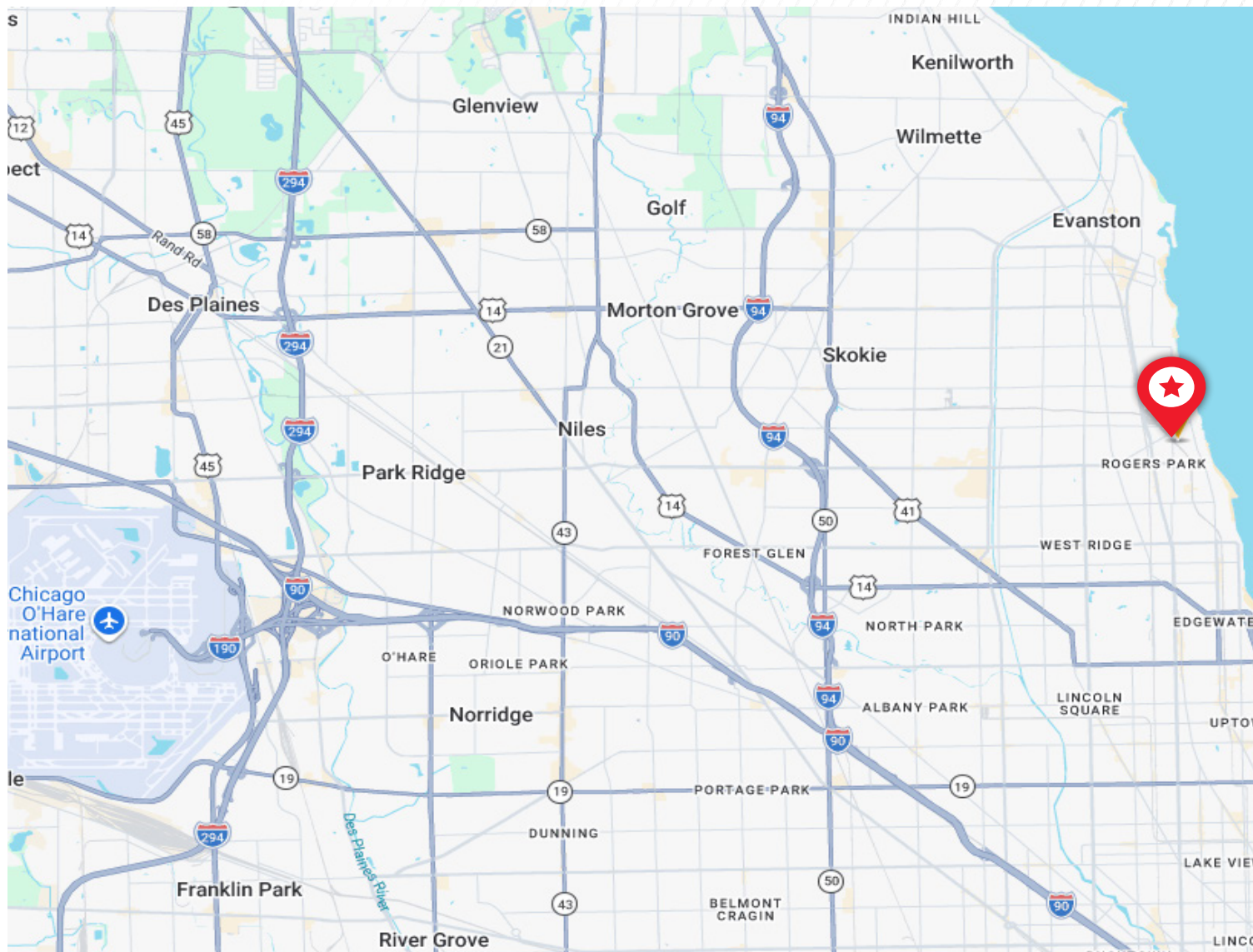
**CUSHMAN &
WAKEFIELD**



PROPERTY HIGHLIGHTS

- Total Size: 15,000 SF
- Site Area: 24,302 SF
- Zoning: C2-3
- PIN: 11-29-310-010
- Real Estate Taxes: \$34,723.45 (\$2.31/SF) 2024 Payable in 2025
- Asking Sale Price: \$2,300,000
- 3.0 FAR Zoning would allow up to 63 dwelling units by right with commercial units on the first floor
- Industrial User or TOD Redevelopment Opportunity
- 3 Blocks from Lake Michigan and Beach
- East Rogers Park Location
- Adjacent to Jarvis Red Line Station
- Current use is an auto body shop, 2 retail storefronts, and 3 residential units on the 2nd Floor.

THE LOCATION



DEMOGRAPHICS (1 MILE)

60,756

POPULATION

\$63,675

MEDIAN HOUSEHOLD
INCOME

28,087

HOUSEHOLDS

9,740

DAYTIME POPULATION
EMPLOYEES

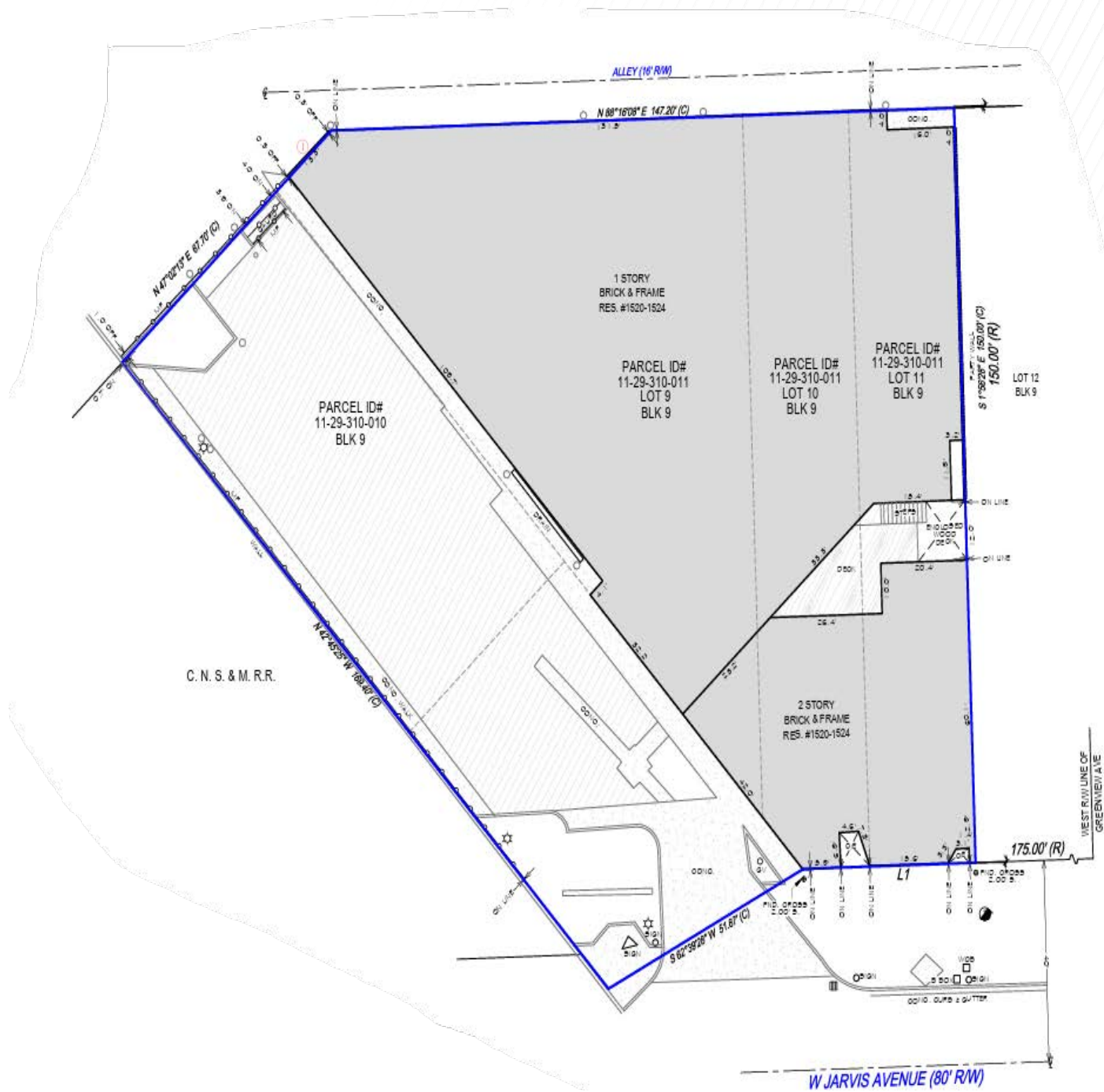
\$286,754

MEDIAN HOME VALUE

\$663.3M

SPENT IN RESTAURANTS

SURVEY



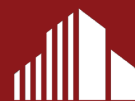
FOR MORE INFORMATION, PLEASE CONTACT:

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WAKEFIELD**