

1001-17 W. 47th St., Chicago, IL

Now: \$350,000 or
Land lease available subject to offer



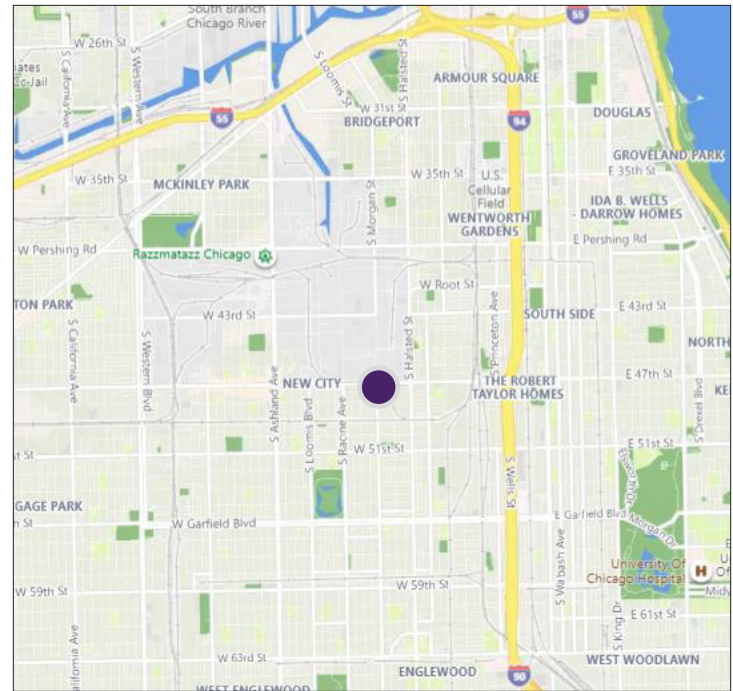
Property Highlights

- 7 contiguous lots totalling 21,780 SF
- Includes a paved parking lot and a vacant corner lot
- Adjacent lots developed as a construction rental business and single-tenant office
- All utilities available to site
- Great investment opportunity
- Retailers in the area include: Walmart, ALDI, Fairplay Foods, FedEx, Family Dollar and several restaurants
- Traffic count: 12,715 vehicles daily
- Zoning: M1-2
- Taxes (2020, Combined): \$11,968.00

Property Overview

Near Halsted Street, a 21,780 square foot land lot is available for sale. This land lot is comprised of seven contiguous lots which includes a paved parking lot and a vacant lot on the corner of 47th and Morgan streets. The site is adjacent to a construction rental business and a single tenant office building owned and operated by Wirtz Rentals. The parcel is convenient to public and vehicular transportation. Great investment opportunity for a user or developer.

New City is an industrial and residential neighborhood on the near southwest side of Chicago. More than 319,000 residents live within three miles of the subject land sites.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,695	57,433	118,655
Households	3,203	22,893	48,110
Median Income	\$40,460	\$54,908	\$53,423

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