

1001-03 and 1009-17 W. 47th St., Chicago, IL

Lot A - \$120,000
Lot B - \$60,000



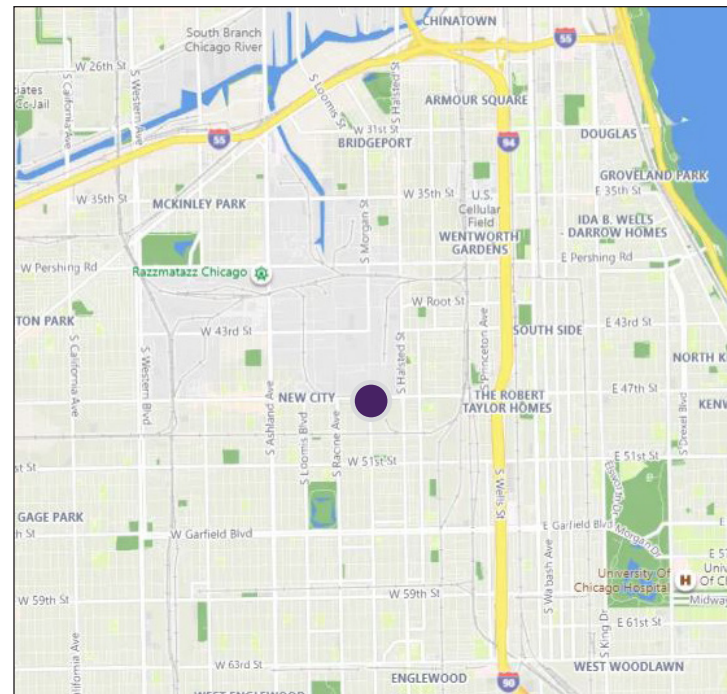
Property Highlights

- Two land lots totaling 18,767 SF
 - Lot A is an approx. 12,037 SF fenced in paved parking lot
 - Lot B is an approx. 6,730 SF corner vacant lot
- Adjacent lots developed as a construction rental business and single-tenant office
- All utilities available to sites
- Great investment opportunity
- Retailers in the area include: Walmart, ALDI, Fairplay Foods, FedEx, Family Dollar and several restaurants
- Zoning: M1-2
- Taxes (2020, Combined): \$9,368

Property Overview

Near Halsted Street, two land lots totalling 18,767 square feet are available for sale. The site is adjacent to a construction rental business and a single tenant office building owned and operated by Wirtz Rentals. Lot A is an approximately 12,037 square feet (0.27 acres) land lot and Lot B is an approximately 6,730 square feet (0.15 acres) land lot. The parcel is convenient to public and vehicular transportation. Great investment opportunity.

Back of the Yards 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	23,803	319,334	826,155
Households	6,722	105,898	286,641
Median Income	\$34,082	\$36,139	\$44,775

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