

101-117 S. Cicero Ave., Chicago, IL

\$149,000



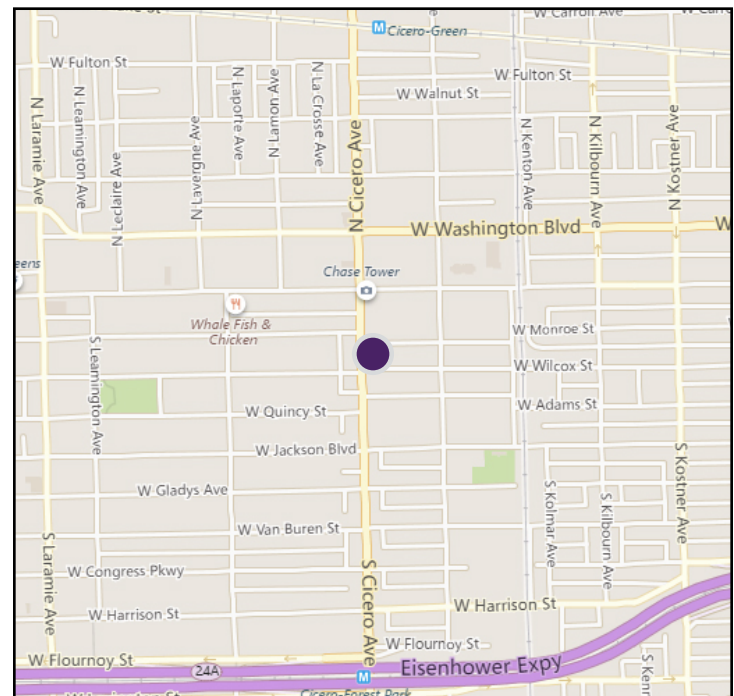
Property Highlights

- 10,395 SF development site
- At corner of Cicero and Monroe
- Adjacent to BP gas station
- 164' of frontage on Cicero
- Potential for mixed-use with 10 apartments, retail or office
- Graded & ready for development
- All utilities available to site
- Maximum FAR: 2.2
- Potential to rezone site
- Traffic Count: 28,900 cars daily
- Zoning: B3-2
- Part of Madison/Austin TIF district
- Taxes (2017): \$1,846

Property Overview

At the corner of Cicero and Monroe, a 10,395 square foot development site is available for sale. The site is graded and ready for development, with all utilities available to the site. Adjacent to a BP gas station, the property features 164' of frontage on Cicero. The site can potentially be developed as a mixed-use building with 10 apartments, as retail or as office. This is a highly visible site on a busy thoroughfare.

West Garfield Park is a neighborhood on the west side of Chicago along the Eisenhower Expressway. The area surrounding this property is largely apartment buildings and single family homes, with commercial properties clustered along Cicero and Madison.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	34,658	378,227	946,773
Households	10,810	117,612	317,033
Median Income	\$40,554	\$58,661	\$73,915

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