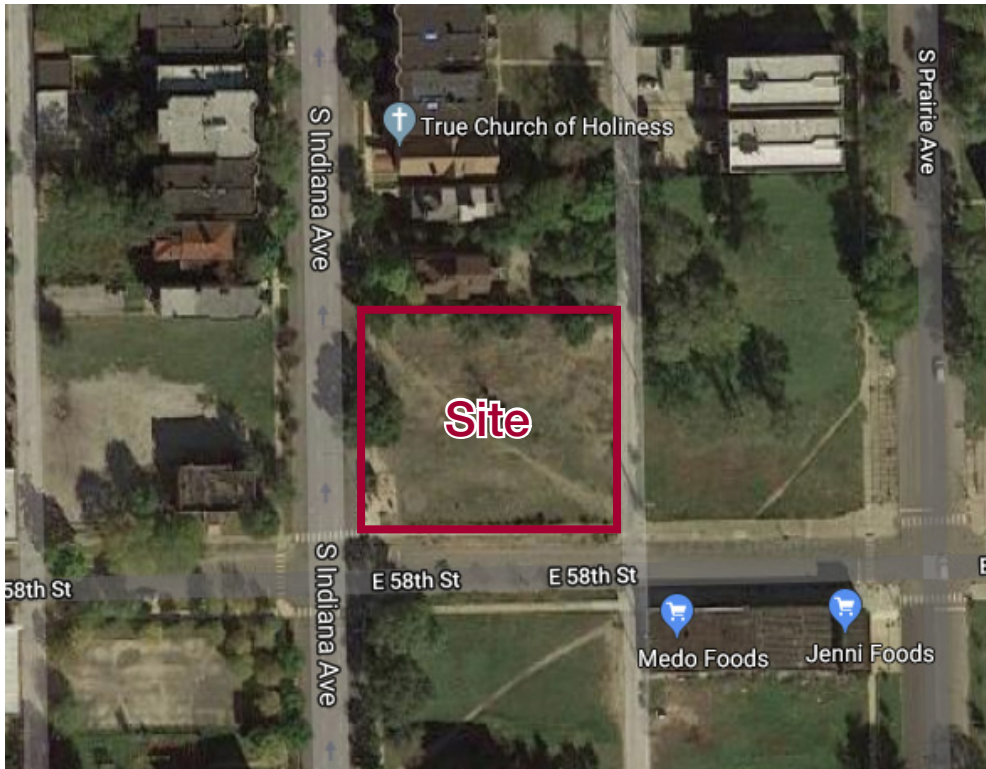


5747-59 S. Indiana Ave., Chicago, IL

\$329,000



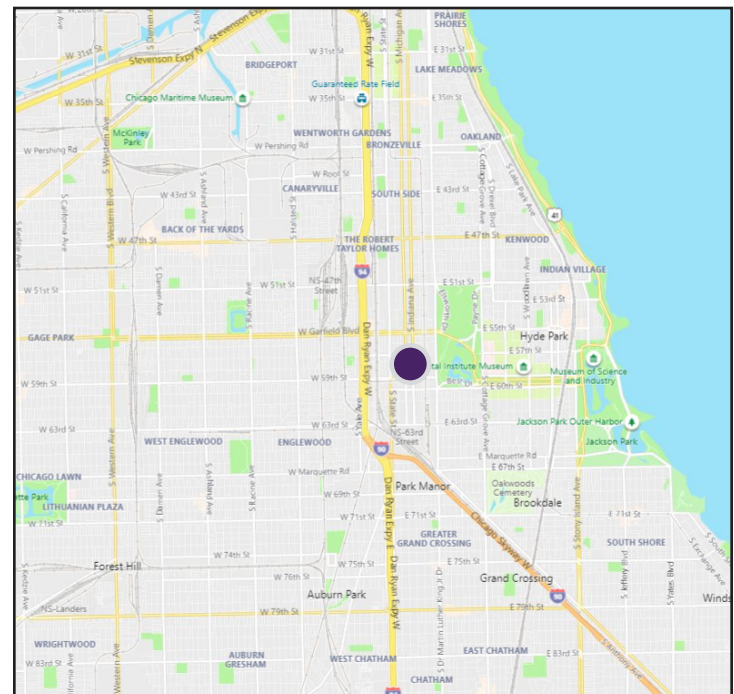
Property Highlights

- 24,311 SF development site
- Northeast corner site of 58th and Indiana
- Utilities nearby
- Site could be developed for retail center, mixed use or storefronts
- Great opportunity for investor or developer
- Potential for a residential zoning change to develop into multi-family
- Close to Garfield CTA stop and Dan Ryan expressway
- Traffic Count: 3,000 cars daily
- Zoning: B3-3
- Taxes (2018): \$2,662

Property Overview

A northeast corner development site with a total of 24,311 square feet is available for sale. The site is located along Indiana Ave and 58th Street. The site is close to the Garfield CTA stop in Washington Park. This site could potentially be developed as retail strip center, mixed use development, multi-family, large storefronts or other shopping related businesses. Great opportunity for an investor or developer due to this site's unique zoning designation.

Washington Park, just west of the University of Chicago, is located just seven miles south of the Loop. The largely residential neighborhood includes the 372 acre park originally built for the 1892 World's Fair. A number of public transportation routes provide service to the area in addition to the Dan Ryan Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	27,169	303,600	697,048
Households	10,109	117,076	251,411
Median Income	\$24,132	\$31,254	\$35,168

Brad Thompson

Vice President
(312) 338 - 3012

bthompson@mpirealestate.com

mpirealestate.com

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