

# 9,465 SF South Loop Development Site

2417-19 S. Wabash Ave. | Chicago, IL

\$ 999,000

## Investment Highlights

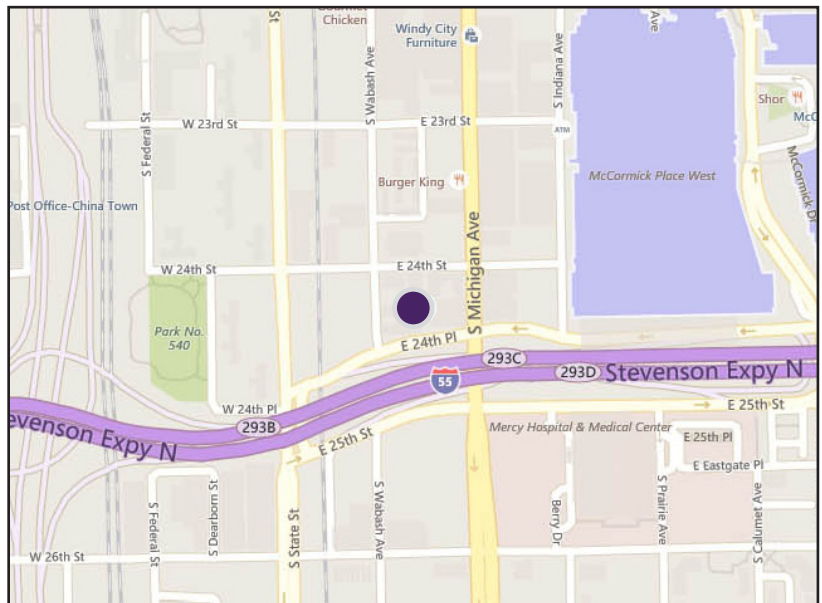
- 9,465 SF development site
- Close to I-55, McCormick Place and new Cermak Green Line station
- 49.3' of frontage on Wabash
- Graded and ready for development
- All utilities available to the site
- Potential to develop as hotel, retail, or office
- Zoning: DS-3
- Part of 24th/Michigan TIF, expires 2022
- Taxes (2015): \$2,623

## Property Highlights

Close to McCormick Place, this 9,465 square foot parcel is graded and ready for development. With 49' of frontage on Wabash, this is great opportunity for a developer looking for land in the South Loop. All utilities are available to the site and the current zoning allows for a variety of commercial uses including a hotel, office, retail property or restaurant.

## Area Highlights

The South Loop is a very desirable area for a number of businesses including hotels, offices, bars, restaurants, boutiques, and medical offices. The area saw tremendous growth as residents are drawn to this neighborhood due to its proximity to downtown as well as the mix of new and historic buildings.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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