

River Front Development Site in the South Loop

COURT ORDERS SALE

800 S. Wells St. | Chicago, IL
Negotiable

Investment Highlights

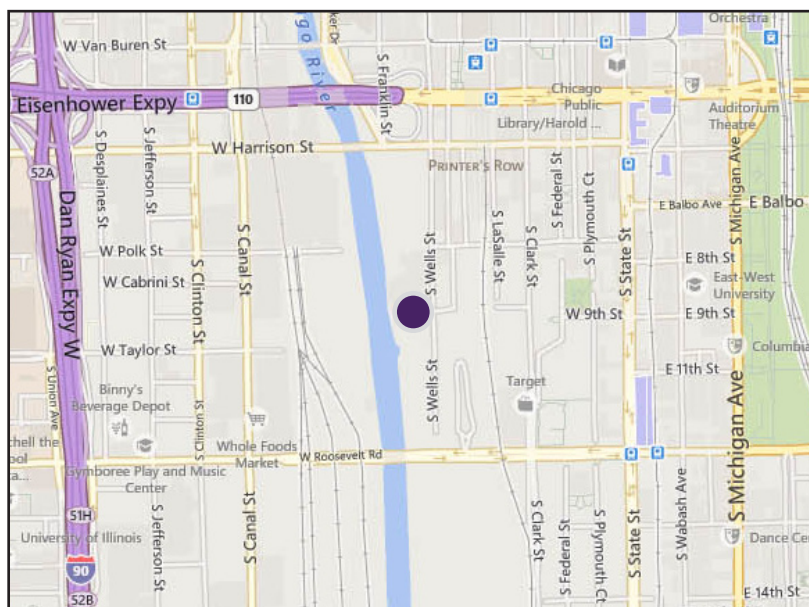
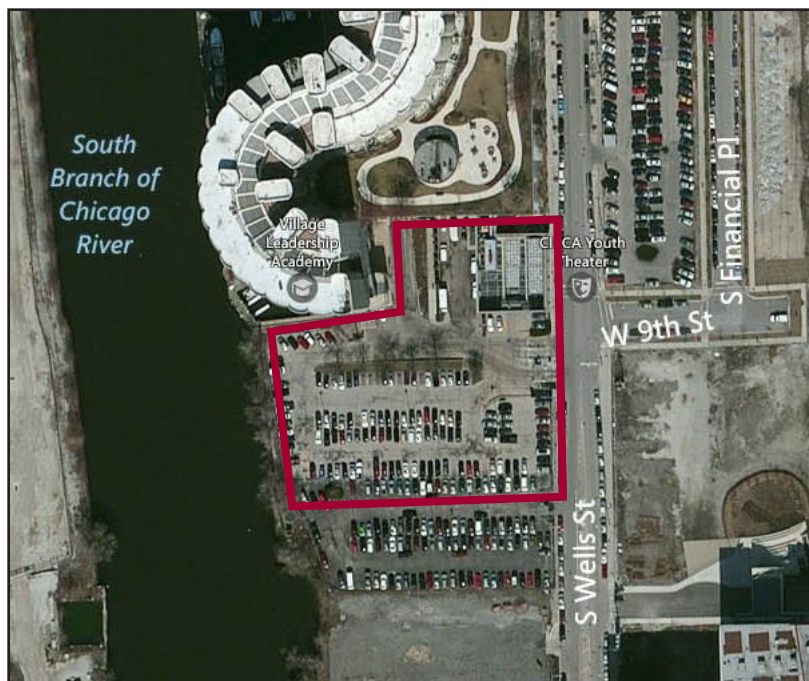
- 1.8 acre development site (77,528 SF)
- Adjacent to River City Condominiums
- Prime South Loop/Printer's Row location
- 165' of Chicago River frontage
- All utilities available to site
- Currently used as parking lot
- Proposed development plan included 276 residential units plus 6 townhomes
- Net Parking Rents (2013): \$95,838
- Zoning: PD 225
- Taxes (2013): \$108,653

Property Highlights

At 9th and Wells, this 1.8 acre development site is located in a prime spot along the Chicago River. The site is currently used as parking; however, all utilities are available to the site for development. A proposed development plan called for a 276 residential condo tower with a mix of studios, 1 bedroom and 2 bedroom units plus six 3 bedroom, 3.5 bath townhomes.

Area Highlights

Printer's Row and the South Loop saw tremendous growth over the last decade and the population is expected to substantially increase. Many residents are drawn to this neighborhood due to its proximity to downtown 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.

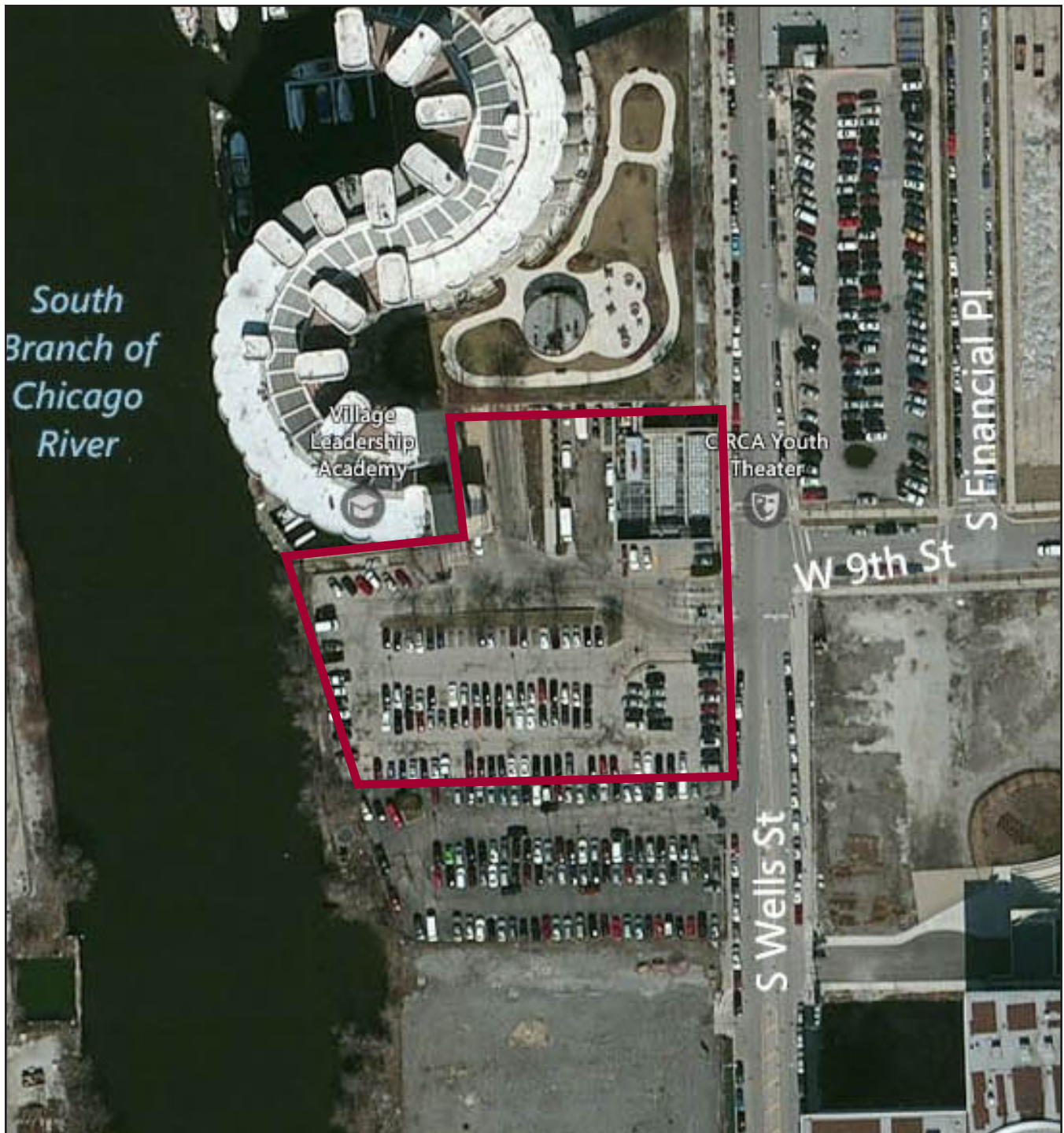
Daniel J. Hyman
President
(312) 338 - 3003
dhyman@mpirealestate.com

**MILLENNIUM
PROPERTIES R/E**

800 S. Wells St. | Chicago, IL

Negotiable

Aerial

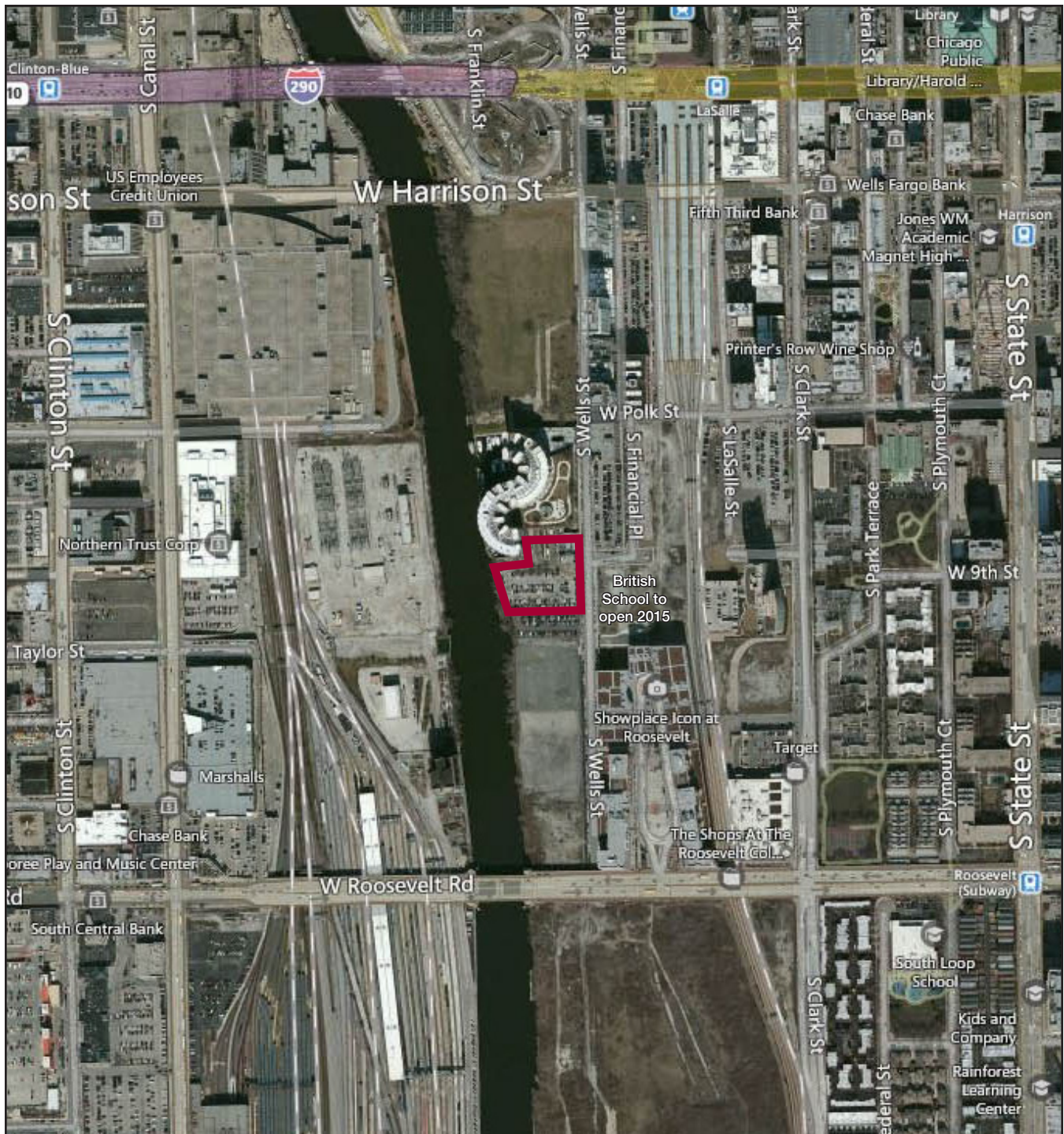


Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence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

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

Aerial

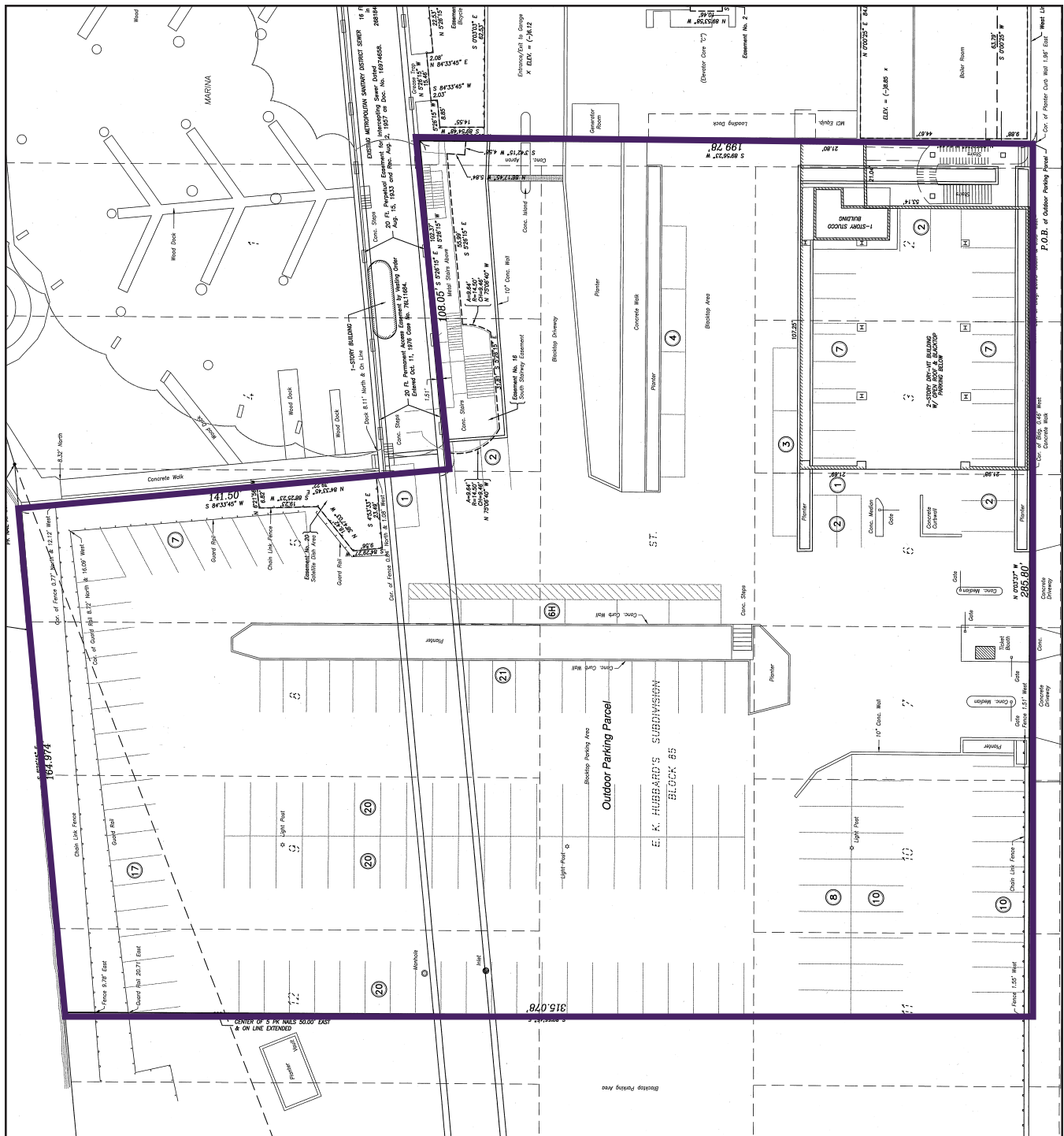


Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence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

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

Survey

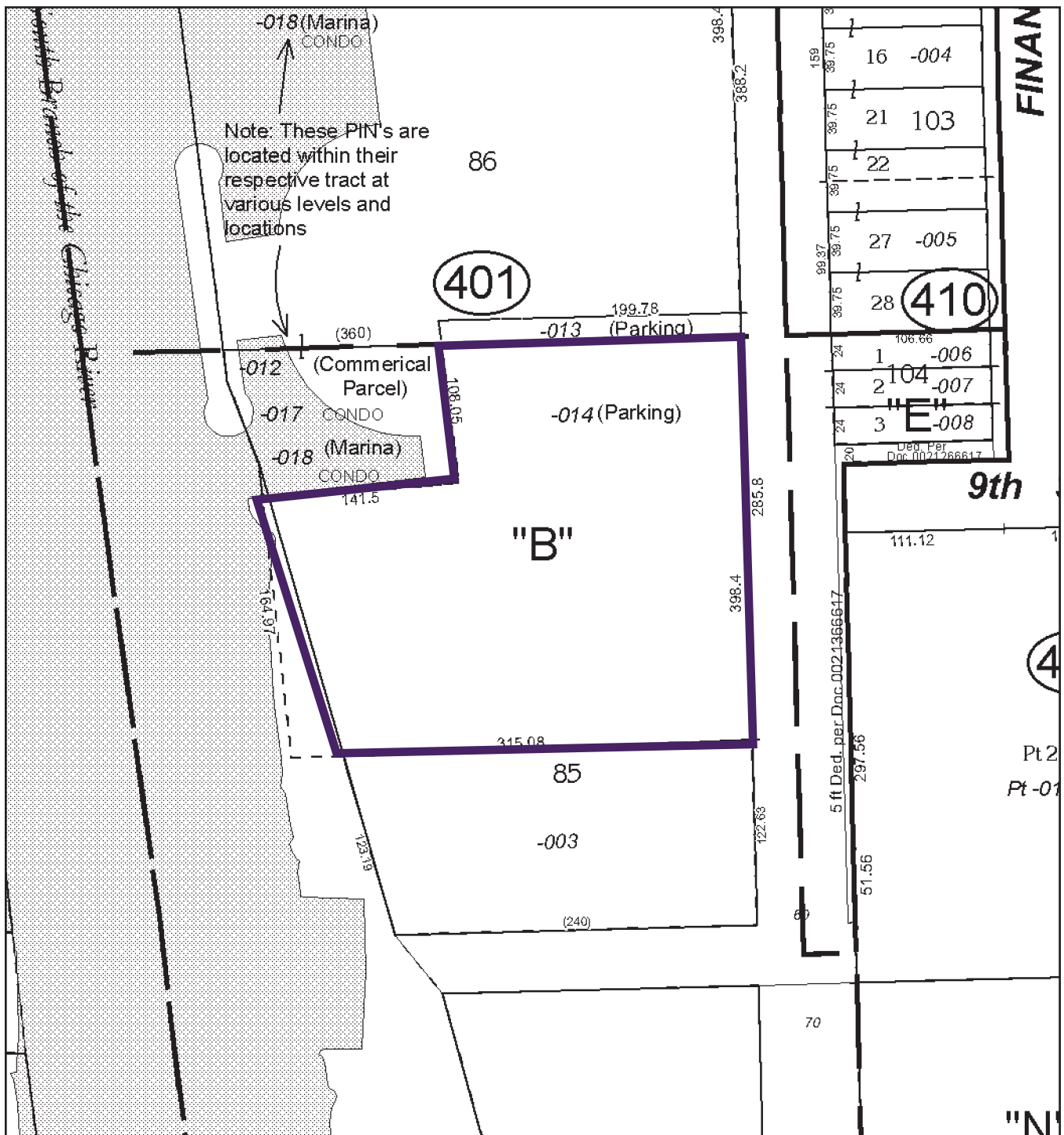


Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence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

Daniel J. Hyman
 (312) 338-3003
 dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

Plat Map



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 sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E

800 S. Wells St. | Chicago, IL

Negotiable

Rendering of Proposed Development



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.

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

MILLENNIUM
PROPERTIES R/E