

OUTSTANDING REDEVELOPMENT OPPORTUNITY

1805 N. CAMPBELL AVENUE

3 CITY LOTS—APPROXIMATELY 8,989 SQUARE FEET OF LAND

LOCATED JUST NORTH OF THE 606 TRAIL

CHICAGO, ILLINOIS



IDEALLY LOCATED JUST NORTH OF THE POPULAR 606 TRAIL



Land and Real Estate Advisors

Chris Tiedeman, Listing Agent

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LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

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PRICE: \$2,500,000

PROPERTY FEATURES: Site is comprised of 3 parcels, measuring approximately 71.8'x 125.2' with frontage along Campbell and Bloomingdale Avenues. Great opportunity to redevelop—Looking for creative developers. Close to public transportation and offering access to all that Bucktown, Wicker Park and Logan Square have to offer.

PROPERTY DESCRIPTION: Property is available for first time in over 30 years Existing structure on property is inhabited - please do not disturb residents. Value is in the land. Structure is being sold “as is.”

PROPERTY ZONING: Currently zoned M1-1 limited manufacturing/ business park district-potential to rezone for high density residential (Please consult city and Alderman)



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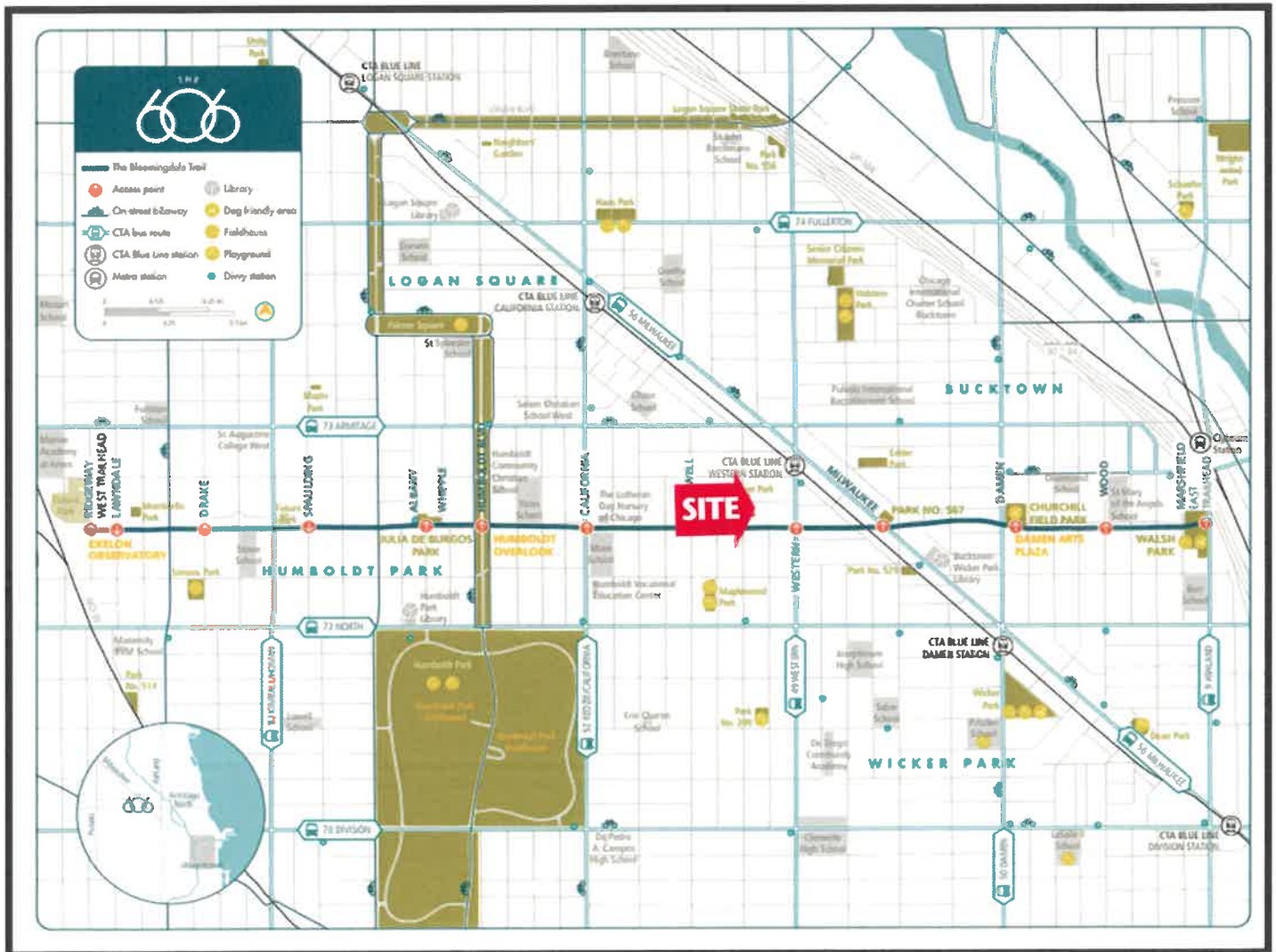
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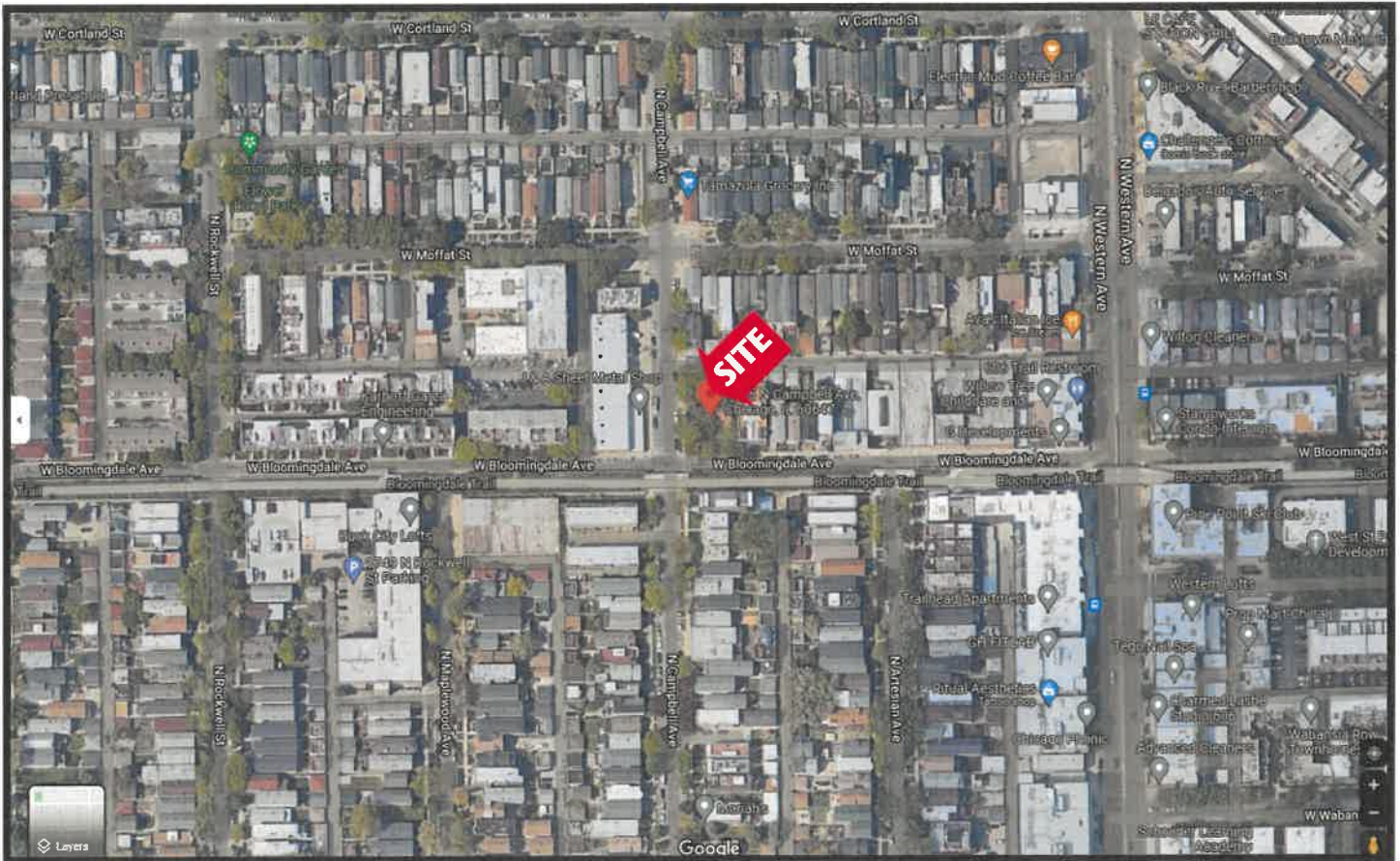
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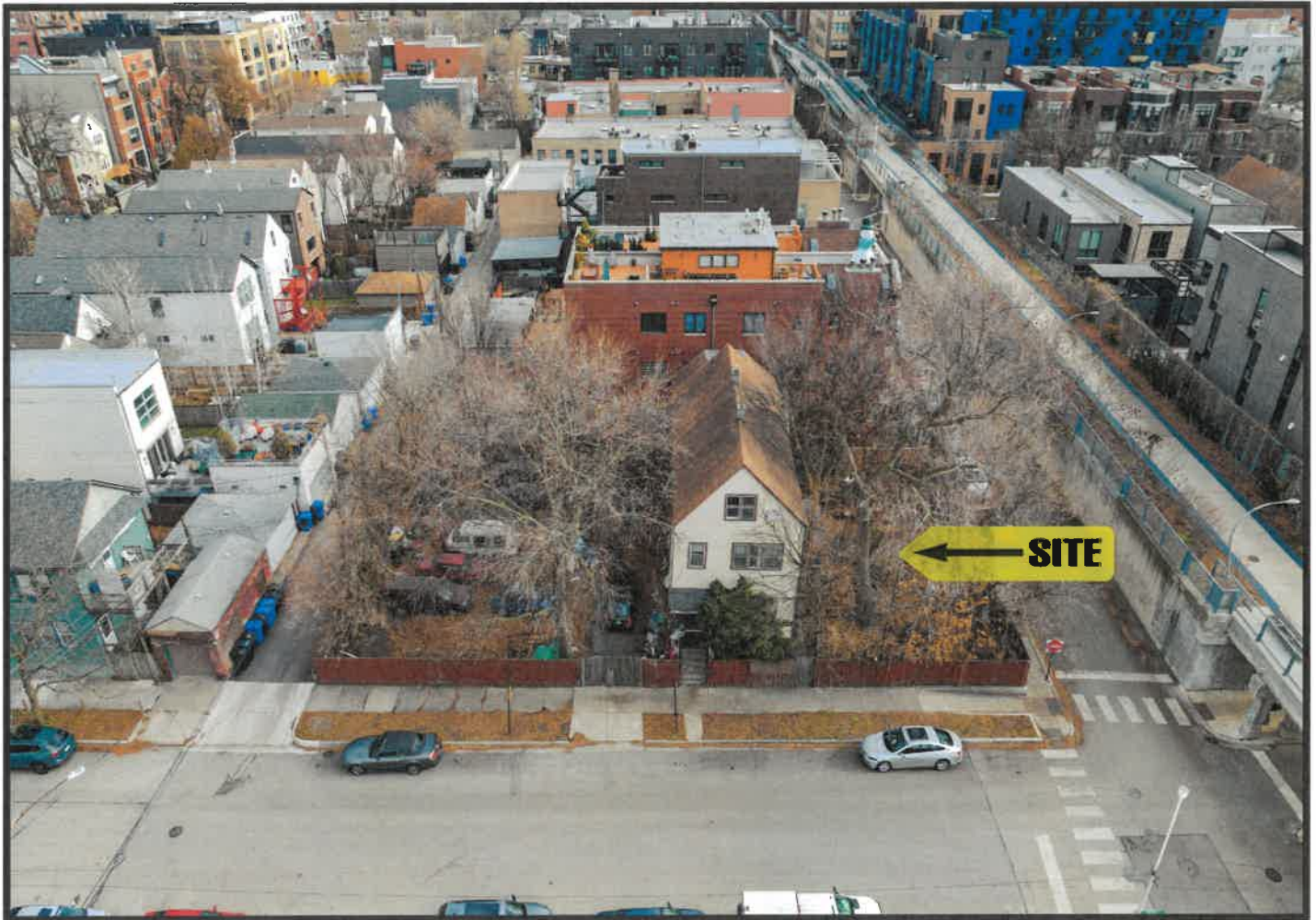
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