

For Sale

PRIME 18TH STREET LAND SITE

*966 W 18th Street
Chicago, IL*

- C1-2 Zoning
- 7,128 SF Land Site
- 66' of Frontage
- Alley Access
- Located in TOD
- Prime 18th Street Location



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rarely available 18th Street development site with favorable zoning in place and over 7,100 SF of land. The site features alley access in the rear. Favorable zoning and 66' of frontage on 18th Street. The site is located within a TOD and is in close proximity to UIC and Illinois Medical District.

PROPERTY HIGHLIGHTS

- 66' x 108'
- Located in a TOD
- C1-2 Zoning
- Rarely Available 18th Street Land Site
- Alley Access in Rear
- Close to UIC & Illinois Medical District

PAUL CAWTHON

Senior Vice President

O: 312.676.1878

paul.cawthon@svn.com

ANGELO LABRIOLA

Senior Vice President

O: 312.676.1870

angelo.labriola@svn.com

OFFERING SUMMARY

SALE PRICE:	\$895,000
LOT SIZE:	7,128 SF
ZONING	C1-2
FRONTAGE	66'
PSF	\$125.56

PROPERTY DETAILS

SALE PRICE	\$895,000
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LOCATION INFORMATION

BUILDING NAME	Prime 18th Street Development Opportunity
STREET ADDRESS	966 W 18th Street
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Multifamily
ZONING	C1-2
LOT SIZE	7,128 SF
APN #	17-20-403-050-0000
LOT FRONTAGE	66 ft
LOT DEPTH	108 ft

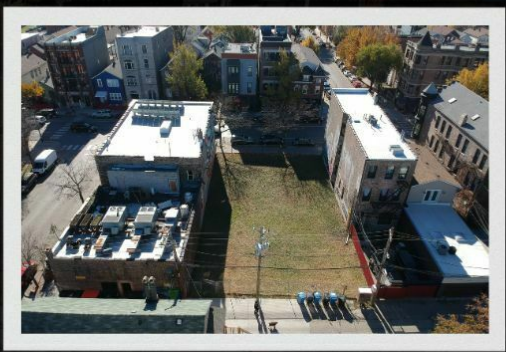
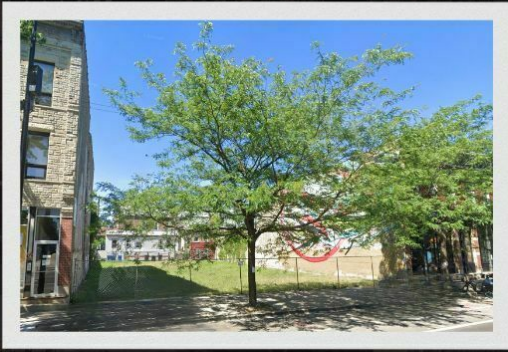
TAXES & VALUATION

TAXES (2022)	\$1,570.21
FORECLOSURE / DISTRESSED	No

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ADDITIONAL PHOTOS



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O: 312.676.1878
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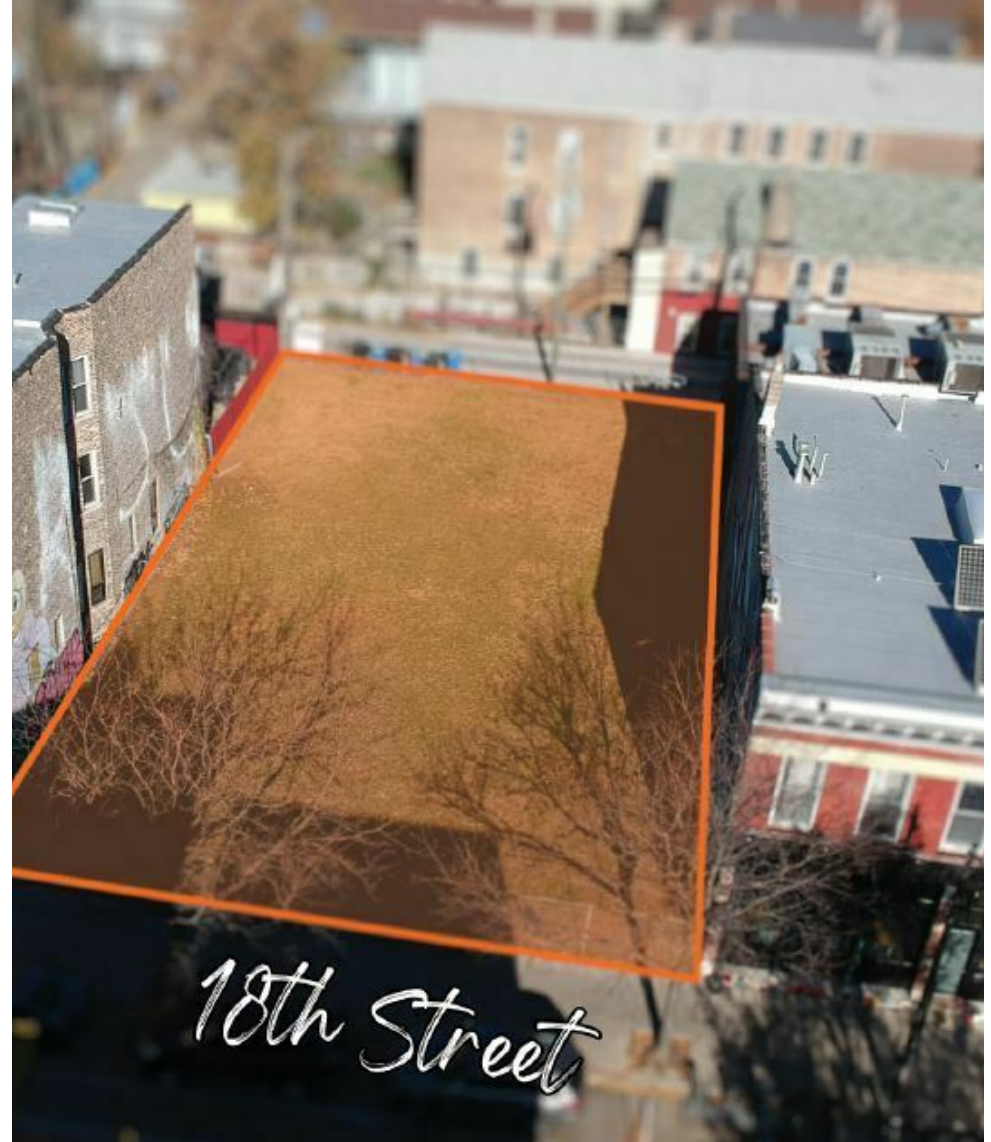
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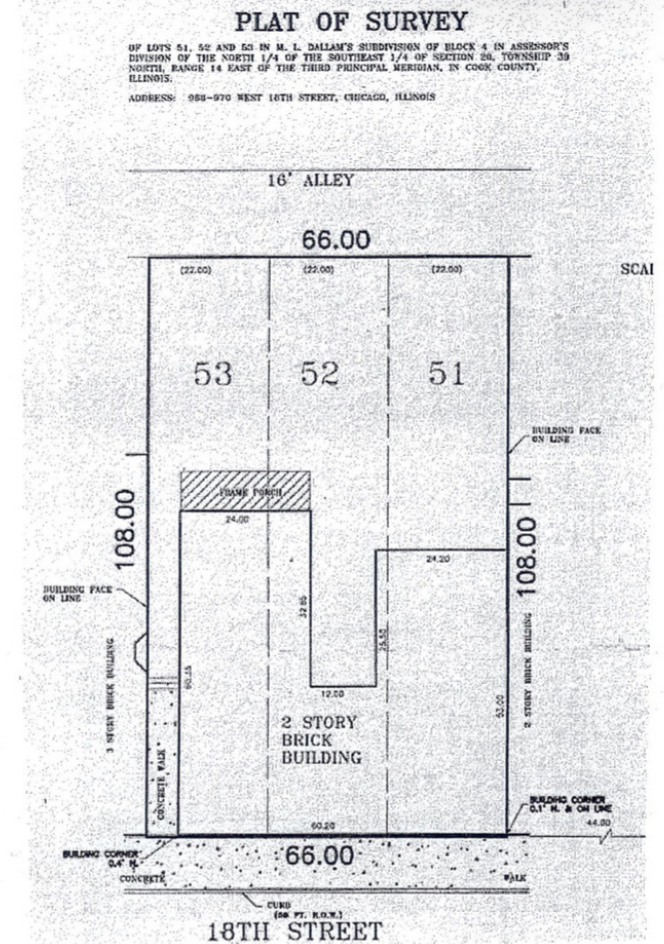
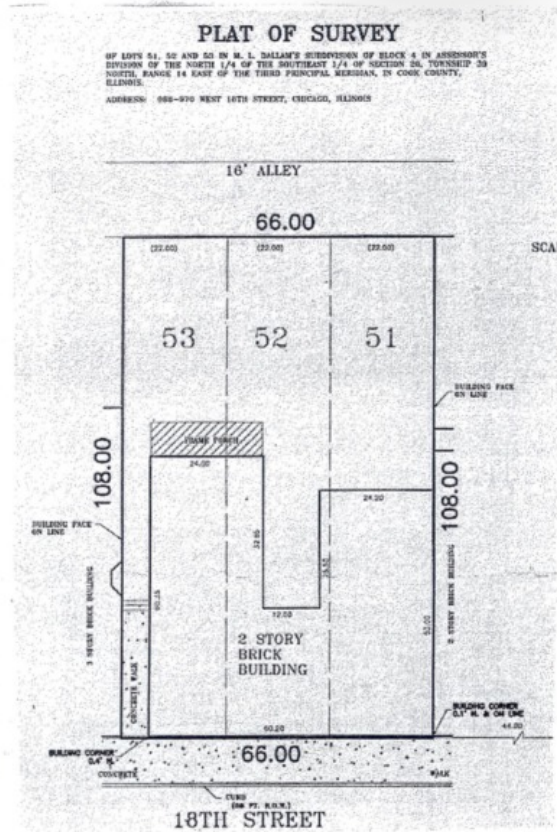


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SITE PLAN



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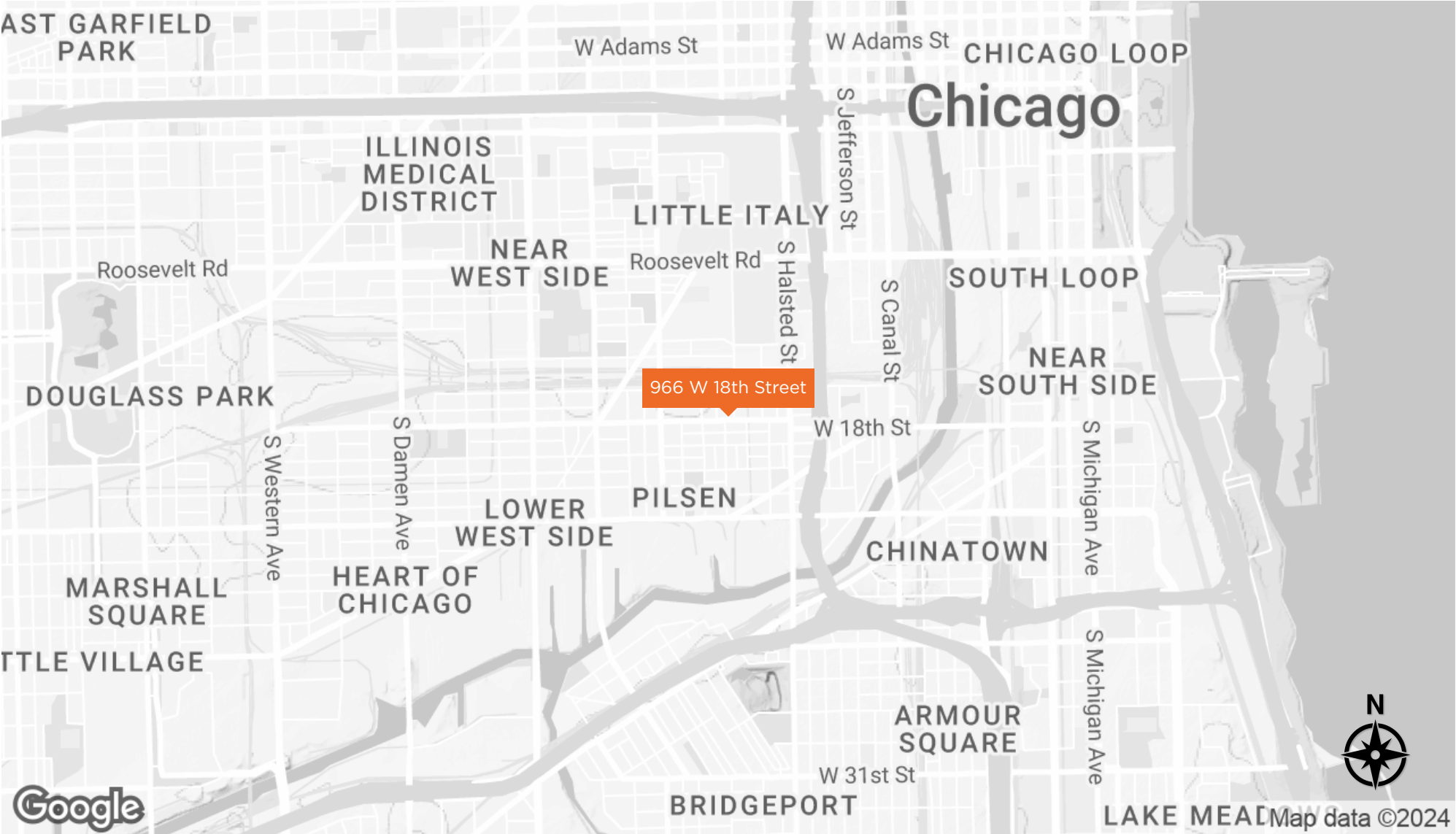
AERIAL MAP



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LOCATION MAP



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MEET THE TEAM

Biography



Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

312.676.1870
angelo.labriola@svn.com



CAWTHON LABRIOLA GROUP
SVN CHICAGO COMMERCIAL

400+ Deals

Throughout the Country

170+ Deals

Throughout the Pilsen Market

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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