

For Sale – 165 N Elizabeth Street

Exceptional Opportunity in the Fulton Market District



Details

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| Site Size: | 9,792 SF of land |
| Dimensions: | 68' x 144' |
| Zoning: | C1-2 |
| Base FAR: | 3.0 |
| Potential FAR: | 5.5 Downtown Expansion Near West Guidelines |
| 2015 RE Taxes: | \$7,003 |
| Sub Market: | Chicago's West Loop |

Overview

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| Property | 165 N Elizabeth Street property, an approximately 10,000 SF vacant development site, can be sold or co-developed. The property is a paved valet parking lot used by restaurants along Randolph. The site has 68' of frontage along Elizabeth between Lake and Randolph streets in Chicago and is outside the Fulton-Randolph Historic District. |
| Location | This property is located along Fulton Market's Lake Street in Chicago's dynamic West Loop, which has been designated for higher density. Much of this former meatpacking and wholesale food corridor has been converted from an industrial hub to tech and marketing offices, high-priced lofts, hotels, critically acclaimed restaurants, event and entertainment venues and galleries, making it one of Chicago's trendiest neighborhoods. |
| Zoning | Like most of the surrounding area, the property is zoned C1-2, commercial but is located within the City's new Downtown Expansion Area which allows for a higher FAR permitting higher density. The current FAR is 3.0 but with the proposed zoning change, an additional FAR of 2.5 may be added. |

Exclusive Representation



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