



# Offering Memorandum



**Cawthon-Labriola Group** |  
SVN CHICAGO COMMERCIAL

929-31 W Cullerton | Chicago

## PROPERTY SUMMARY

### 929-31 W CULLERTON ST

931 WEST CULLERTON STREET  
CHICAGO, IL 60608

#### OFFERING SUMMARY

SALE PRICE:	\$409,000
ZONING:	M1-2
LOT SIZE:	3,672 SF
LOT DIMENSIONS:	34' x 108'
PRICE / SF:	\$111.38



## PROPERTY SUMMARY

Rare opportunity to acquire a vacant land site in one of Chicago's most rapidly transforming residential corridors. Currently zoned M1-2, the property is uniquely positioned within a predominantly RT-4 neighborhood experiencing significant new construction activity, including luxury single-family homes exceeding \$1 million and high-quality condominium developments commanding \$500,000+ sales prices. The site offers substantial upside through rezoning potential, with ownership open to supporting a zoning change to align with surrounding residential use. This creates a compelling opportunity for developers to capitalize on strong market demand and maximize density in a proven, high-absorption location. Additionally, the property benefits from its adjacency to a long-vacated city alley, presenting the potential to acquire additional land from the City of Chicago. This assemblage could expand the total site to approximately 50' x 108', allowing for enhanced design flexibility and increased development scale.

## PROPERTY HIGHLIGHTS

- Prime East Pilsen Location
- Easy Access to I-90/94 & I-55
- Surrounded By High-end Homes & Condos
- Potential To Acquire City-Owned Vacated Alley | 16' x 108'
- Across From Mural Park, Steps to El Paseo Garden & Dvorak Park
- Short Walk to Retail & Public Transportation



**Surrounded By High-end Homes & Condo's**



**Walk to Retail & CTA Orange Line**



# PROPERTY DETAILS

**SALE PRICE** \$409,000

## LOCATION INFORMATION

**BUILDING NAME** 929-31 W Cullerton St

**STREET ADDRESS** 931 West Cullerton Street

**CITY, STATE, ZIP** Chicago, IL 60608

**COUNTY** Cook

**MARKET** Chicago

**SUB-MARKET** Pilsen

**CROSS-STREETS** Cullerton & Sangamon

## BUILDING INFORMATION

**NUMBER OF LOTS** 2

**BEST USE** Multi-Family

## PROPERTY INFORMATION

**PROPERTY TYPE** Land

**PROPERTY SUBTYPE** Multifamily

**ZONING** M1-2

**LOT SIZE** 3,672 SF

**APN #** 17-20-434-002 & 003-0000

**LOT FRONTAGE** 34 ft

**LOT DEPTH** 108 ft

## PARKING & TRANSPORTATION

**STREET PARKING** Yes

## TAXES & VALUATION

**TAXES (BOTH PARCELS)** \$2,676.10

**PARCEL 17-20-434-002-0000** \$2,007.09

**PARCEL 17-20-434-003-0000** \$669.01



**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 298-1010 FAX: (847) 299-5887 FAX: (224) 633-5048  
 E-MAIL: USURVEY@USANDCS.COM

## PLAT OF SURVEY

OF  
 LOT 12 (EXCEPT THE EAST 16 FEET) AND ALL OF LOT 13 IN C.H. DEER'S SUBDIVISION OF BLOCK 17 IN WALSH AND McMULLEN'S SUBDIVISION OF THE SOUTH THREE QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 931 W. CULLERTON AVENUE, CHICAGO, ILLINOIS

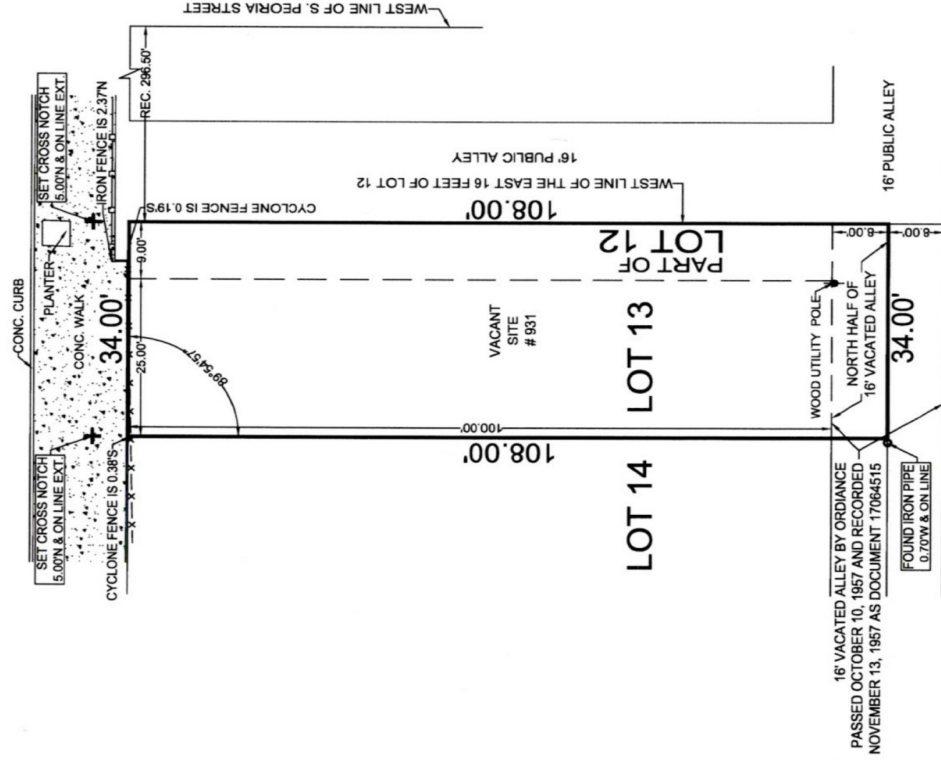
PERMANENT INDEX NUMBERS:

17 - 20 - 434 - 002 - 0000

17 - 20 - 434 - 003 - 0000

AREA = 3,672 SQ. FT. OR 0.084 ACRE

## W. CULLERTON AVENUE



16' VACATED ALLEY BY ORDINANCE PASSED OCTOBER 10, 1957 AND RECORDED NOVEMBER 13, 1957 AS DOCUMENT 17064515

REVISED LEGAL DESCRIPTION:  
 MARCH 16, 2018

□ CHECK  IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ORDERED BY:

BETTER LIVING REALTY  
 DATE: JANUARY 13, 2018  
 SCALE: 1" = 15'  
 ORDER No.: 2018 - 25708

BUILDING LINES AND PARALLELS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR USED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS )

COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

STATE OF ILLINOIS )

COUNTY OF COOK )

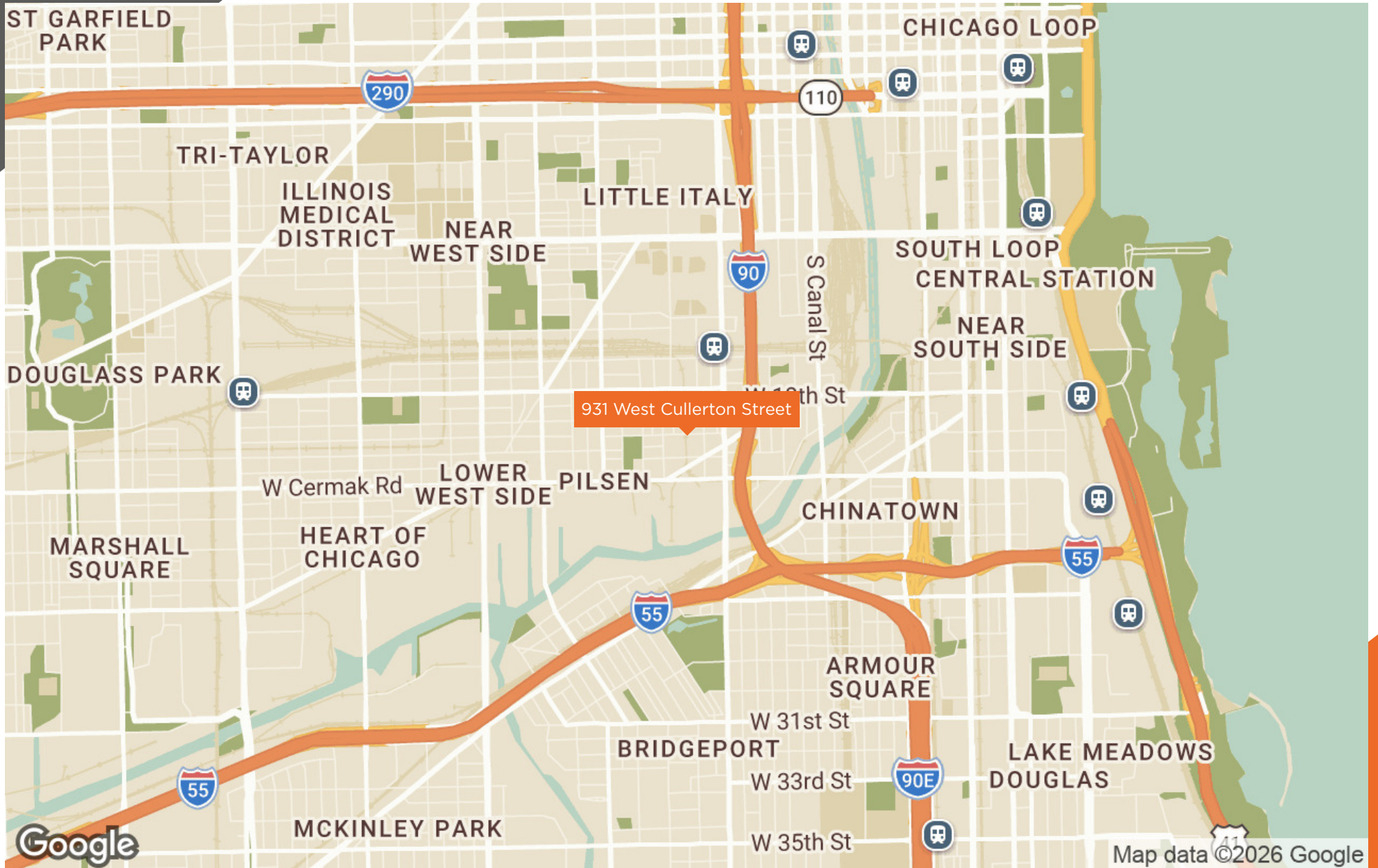
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND IS IN ACCORDANCE WITH THE ILLINOIS SURVEYING AND MAPPING ACT AND THE ILLINOIS PROFESSIONAL SURVEYING AND MAPPING ACT. ALL MEASUREMENTS AND CALCULATIONS WERE MADE AT A TEMPERATURE OF 68° FAHRENHEIT.



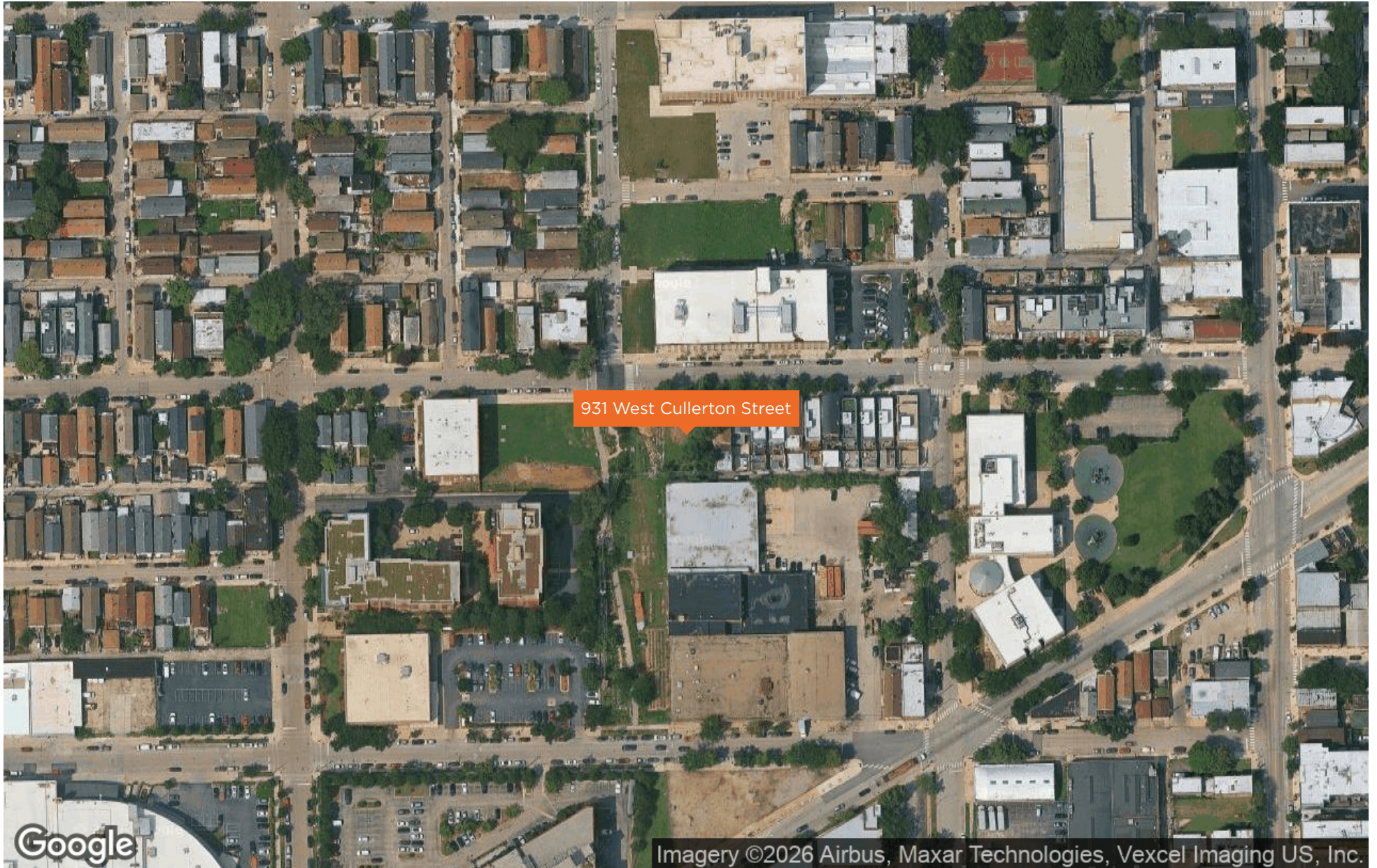
*Roy G. Lawniczak*  
 ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 38-2290  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-06678

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 38-2290

# REGIONAL MAP



# AERIAL MAP



MEET THE TEAM



Cawthon-Labriola Group

— SVN CHICAGO COMMERCIAL —

Paul Cawthon, Angelo Labriola, Sam Silveira & Dione Durham



**Paul Cawthon**

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)