

# City-Owned Land | For Sale

# 1924 W. 46th St.

Chicago, IL 60609

Apply to purchase at: [chiblockbuilder.com](https://chiblockbuilder.com)



## Property Information

- » **Listing Price**  
\$4,675,000
- » **Lot Area**  
360,525 sf / 8.2 acres
- » **Zoning**  
C3-2
- » **PIN(s)**  
20-06-400-008-0000
- » **Ward | Alderperson:**  
12 | Julia Ramirez
- » **Community Area:**  
New City

The City's environmental review of this property may not be complete. The City will undertake further review to determine whether the property can be sold without restrictions, or whether use restrictions or additional environmental work, such as an environmental study of the property or enrollment of the property in the State of Illinois environmental clean-up program, must be undertaken by the buyer. Among other factors, the buyer's proposed use for the property can impact the environmental review and requirements.



Email: [landsales@cityofchicago.org](mailto:landsales@cityofchicago.org)  
Phone: (312) 744-LAND

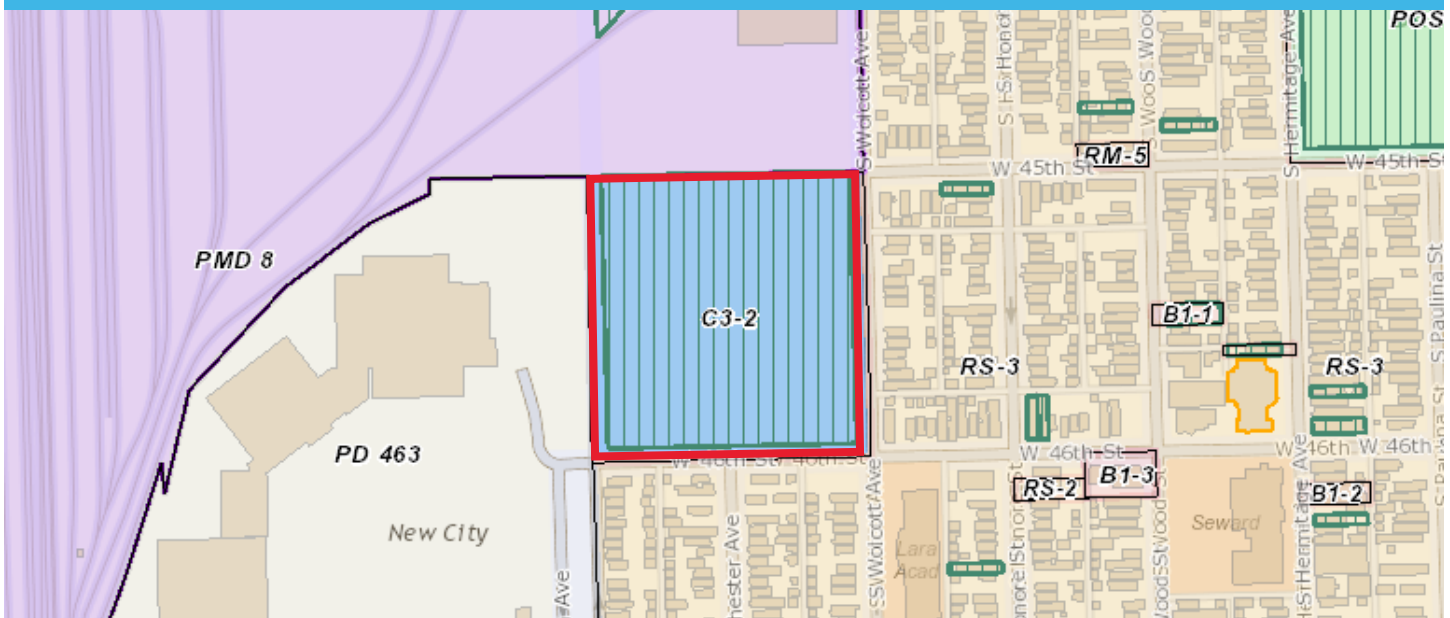


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## Property Index Numbers (PINs)



## Current Zoning



For questions, contact:

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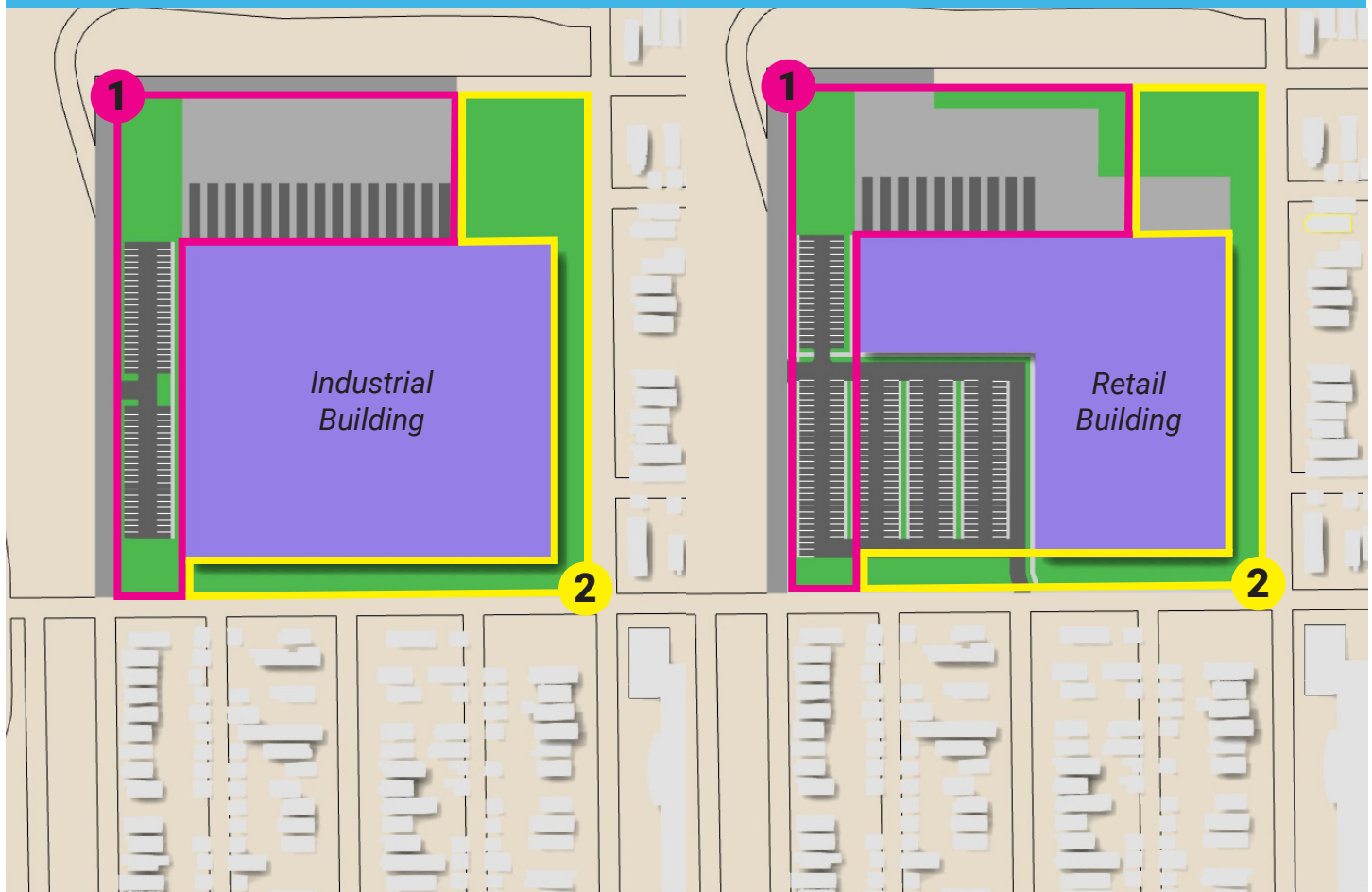


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## Land Use & Design Guidance



### 1 - PARKING, LOADING AND SERVICE

Should be located along the western and northern sides of the site to minimize its impact on residential blocks. Access should be via Damen Avenue.

### 2 - LANDSCAPING

Uses on the site should be screened from adjacent residential blocks by a generous green buffer with plantings. Public-use spaces should be considered.

The above diagrams demonstrate basic siting and massing principles that should be expressed in the development of this site based on the site's zoning and context. Proposals that do not follow these guidelines may be negatively impacted during the City's evaluation process.

This first site design scheme depicts a light manufacturing facility or warehouse. The second site design scheme depicts a retail center.

The Chicago Department of Transportation is reconstructing Damen Avenue to allow for better access to the site. All proposals should plan for site access via Damen Avenue to avoid impacting adjacent residential streets.

Proposals that include community or environmental benefits, may be scored more favorably during the City's proposal evaluation process.



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