

SHOCKING MINIMUM BID OF \$2,950,000

PREVIOUSLY ASKING \$5,100,000

RARE INDUSTRIAL, LOFT, OR REDEVELOPMENT

Bronzeville TIF District

2635 South Wabash Avenue, Chicago, Illinois



An incredible and rare opportunity to own this 96,000 four-story industrial building with a 40 car parking lot situated on a 38,096 sq. ft. site



PARAMOUNT REALTY
USA



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Bidding Procedures

Bidding is via sealed bid auction with bids due no later than 2:00 PM CDT, on August 11, 2021, by electronic delivery. See Bidder's Information Packet for details.

Certified Funds Required to Bid

See Bidder's Information Packet for details.

Inspection Opportunities

Inspections are by appointment only on June 29, July 12, July 20, and July 28 at 10:30 am sharp.

Please call 312.278.0600, extension 101, to schedule an inspection.

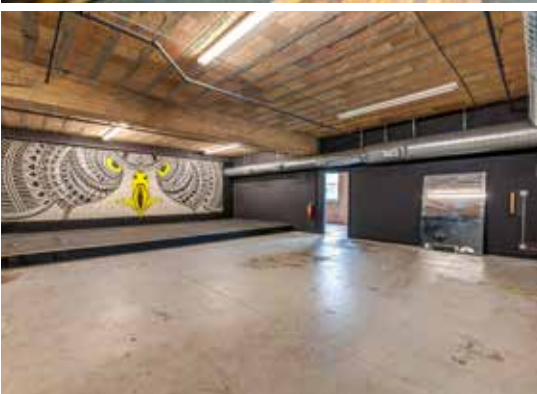
Please do not enter the property without an appointment.

Bidder's Information Packet

A detailed Bidder's Information Packet has been assembled, containing pertinent information related to the property, the auction, and the Terms of Sale. The Packet will be available via email for \$30.00 at info@FineAndCompany.com. The purchase of a Bidder's Information Packet is required to bid at the auction.

Terms Of Sale

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.



LOCATION

- One block away is the City Council proposed \$30 million Esports arena (called "Surge") featuring an IMAX style video canvass to create a unique viewing experience for up to 800 spectators, gaming competitions, and three kitchens to serve spectators.
- Newly completed residential developments are less than a block away!
- The former Mercy Hospital 50 acre development site, owned by the City of Chicago, is four blocks away. The site has received Chicago Plan Commission approval for a \$3.8 billion development. Phase one is the ARC Innovation Center. In addition, the plan includes market-rate and affordable housing, retail, green space, and a community center.
- The Illinois Institute of Technology is less than a half-mile away.

This property is located in Chicago's Bronzeville neighborhood – the best location for accessing the Interstate Highway System, just three blocks away, Lake Shore Drive, McCormick Place, downtown, and Chicago's fantastic lakefront!

DETAILS

- Building size: 96,000 sq. ft.
- Land area: 38,096 sq. ft.
- Year built: 1910
- 4 Story – multi-tenant
- Heavy floor load
- Ceiling height: 10'8"
- # Dock-high doors: 1
- # Drive-in doors: 4
- Elevators: 1 passenger, 1 oversized freight
- Fenced parking
- Zoning: M1-3 (Industrial)

Buyer's Premium

A 6% buyer's premium will be added to the final high bid price per the Terms of Sale.

Agency Disclosure

Fine & Company LLC, in cooperation with Paramount Realty USA, represent the seller in this transaction.

Broker Participation Invited

The seller will pay a 2% Buyer's Agent fee based on the bid price to the Realtor®/broker whose correctly registered buyer closes on the property. Please refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

Disclaimer

The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES, AND OTHER FACTS, FIGURES, METRICS, AND SUMS ARE APPROXIMATE.

All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.



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Fine & Company, LLC, Lic. #475-098623 - Licensed IL Broker



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AUGUST 11 • REAL ESTATE
AUCTION

2635 S WABASH AVE, CHICAGO, ILLINOIS