

Prime Bucktown Development Site - Four Contiguous Lots

2326-34 W MONTANA ST
CHICAGO, IL 60647

PRESENTED BY

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AW PROPERTIES
GLOBAL

Table of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AW Properties Global, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
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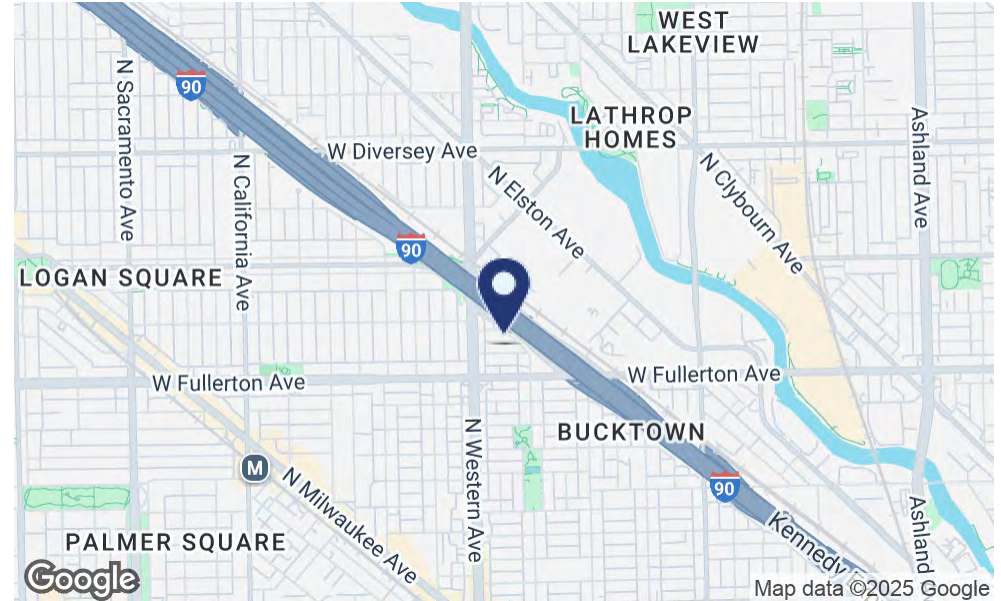
LOCATION INFORMATION	7
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DEMOGRAPHICS	11
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SECTION 1 PROPERTY INFORMATION

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,800,000
Approx. Lot Size:	9,600 SF
Approx. Lot Dimensions:	96x100
Zoned (2334 W Montana):	RT-4
Zoned (2326-32 W Montana):	M1-2
Ward:	32nd
Alderman:	Scott Waguespack
Real Estate Taxes 2023 pd 2024:	\$6,886

PROPERTY DESCRIPTION

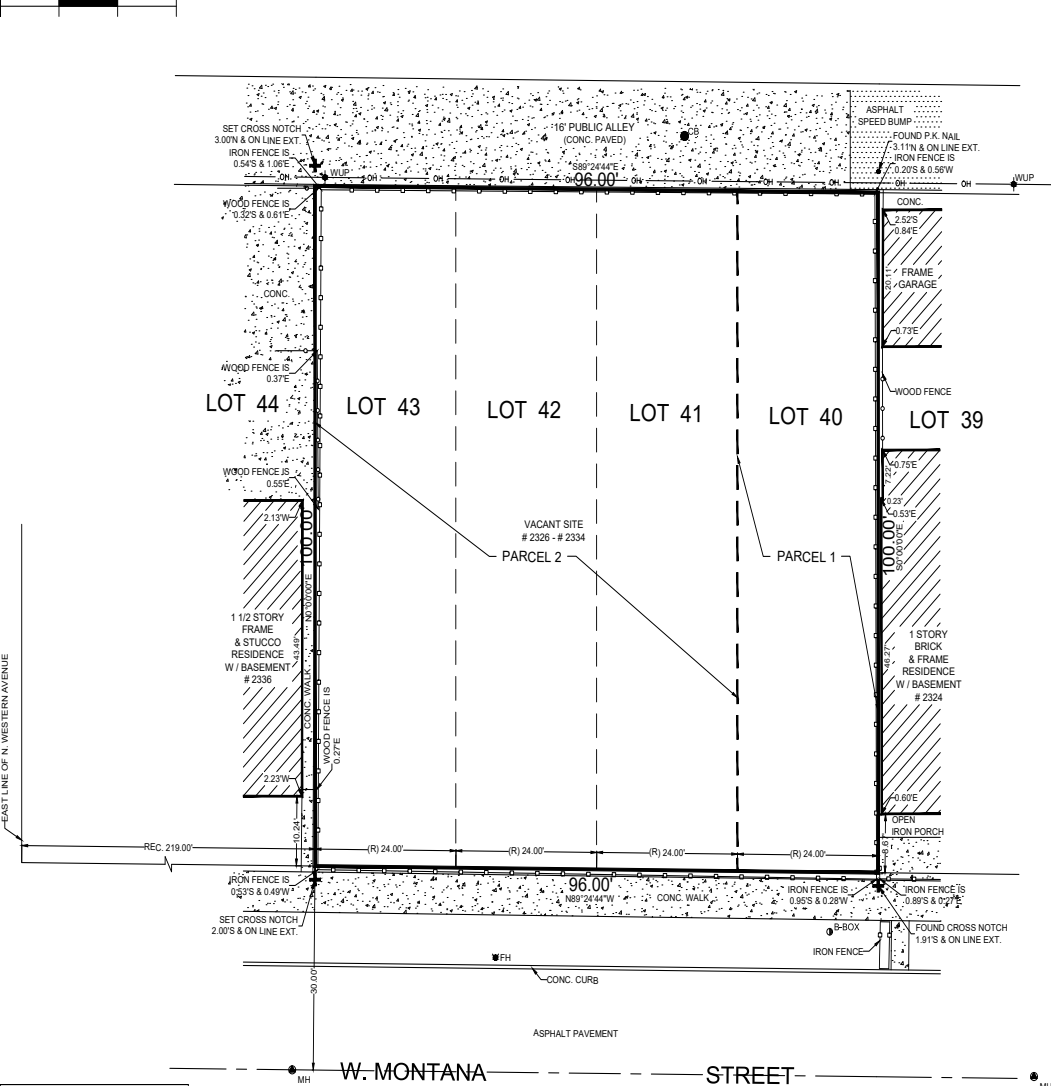
AW Properties is pleased to offer a rare opportunity to acquire a premier development site comprised of four contiguous lots at 2326-34 W. Montana Street, located in Chicago's Bucktown neighborhood. The assemblage totals approximately 9,600 square feet (96' x 100') and offers strong flexibility for redevelopment. One parcel is zoned RT-4, with the remaining parcels zoned M1-2.

Situated in one of Chicago's most proven residential markets, the site gives developers a prime platform for delivering high-demand housing in a supply-constrained area.

PROPERTY HIGHLIGHTS

- Development Opportunity
- Four Contiguous Lots – Approx. 9,600 Square Feet (Site 96x100)
- Prime Bucktown Infill Location

Survey



LEGEND	ABBREVIATIONS
	CATCH BASIN
	B-BOX
	FIRE HYDRANT
	WOOD UTILITY POLE
	MANHOLE

ORDERED BY: CARPENTER LIPPS LLP	
SCALE : 1" = 10'	
DATE : SEPTEMBER 16, 2025	
FILE No.	
2025 - 32308	
DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0416 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 171074 0416 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS W. MONTANA STREET AND EAST-WEST 16' PUBLIC ALLEY.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- ITEM # 9 FROM TABLE A
THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS. (ALL WALLS ARE INDEPENDENT)
- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.
- ITEM # 14
DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS N. WESTERN AVENUE IS 219.00 FEET.
- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM # 18 FROM TABLE A
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- ITEM # 19 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

ZONING DATA REFLECTS ALL ORDINANCES PASSED IN THE MOST RECENT CITY COUNCIL MEETING, CITY OF CHICAGO, ILLINOIS

ZONING CLASSIFICATION:

RT- 4 = RESIDENTIAL TWO-FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICTS (AFFECT LOT 43)

M1- 2 = LIMITED MANUFACTURING/BUSINESS PARK DISTRICT. (AFFECT LOTS 40, 41 AND 42)

LOT 40 IN BLOCK 6 IN E. 1. TINKHAM'S ADDITION TO HOLSTEIN, IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOTS 41, 42 AND 43 IN BLOCK 6 IN E. 1. TINKHAM'S ADDITION TO HOLSTEIN, BEING THE SOUTH 28 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2326 - 2334 W. MONTANA STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:
14 - 30 - 314 - 030 - 0000 (AFFECT PARCEL 2)
14 - 30 - 314 - 031 - 0000 (AFFECT PARCEL 2)
14 - 30 - 314 - 032 - 0000 (AFFECT PARCEL 2)
14 - 30 - 314 - 033 - 0000 (AFFECT PARCEL 1)

AREA = 9.600 SQ. FT. OR 0.220 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NO.: AF1055021
EFFECTIVE DATE: AUGUST 19, 2025

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - 26.
NOT SURVEY RELATED.

NO SURVEY RELATED ITEMS SHOWN ON TITLE COMMITMENT.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNCZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- THE MID-CITY NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT, DATED THE 8TH DAY OF OCTOBER, 1992, AND KNOWN AS TRUST NUMBER 2451, AS TO PARCEL 1.

- SKOKIE TRUST AND SAVINGS BANK, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 6TH DAY OF MAY, 1983, KNOWN AS TRUST NUMBER 95-107, AS TO PARCEL 2.

- ASHUR PROPERTIES LLC

- FIRST AMERICAN TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1),(7)(c), 8, 9, 10(a), 11(a), 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 16, 2025.

DATE OF PLAT: SEPTEMBER 17, 2025.

BY: ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027



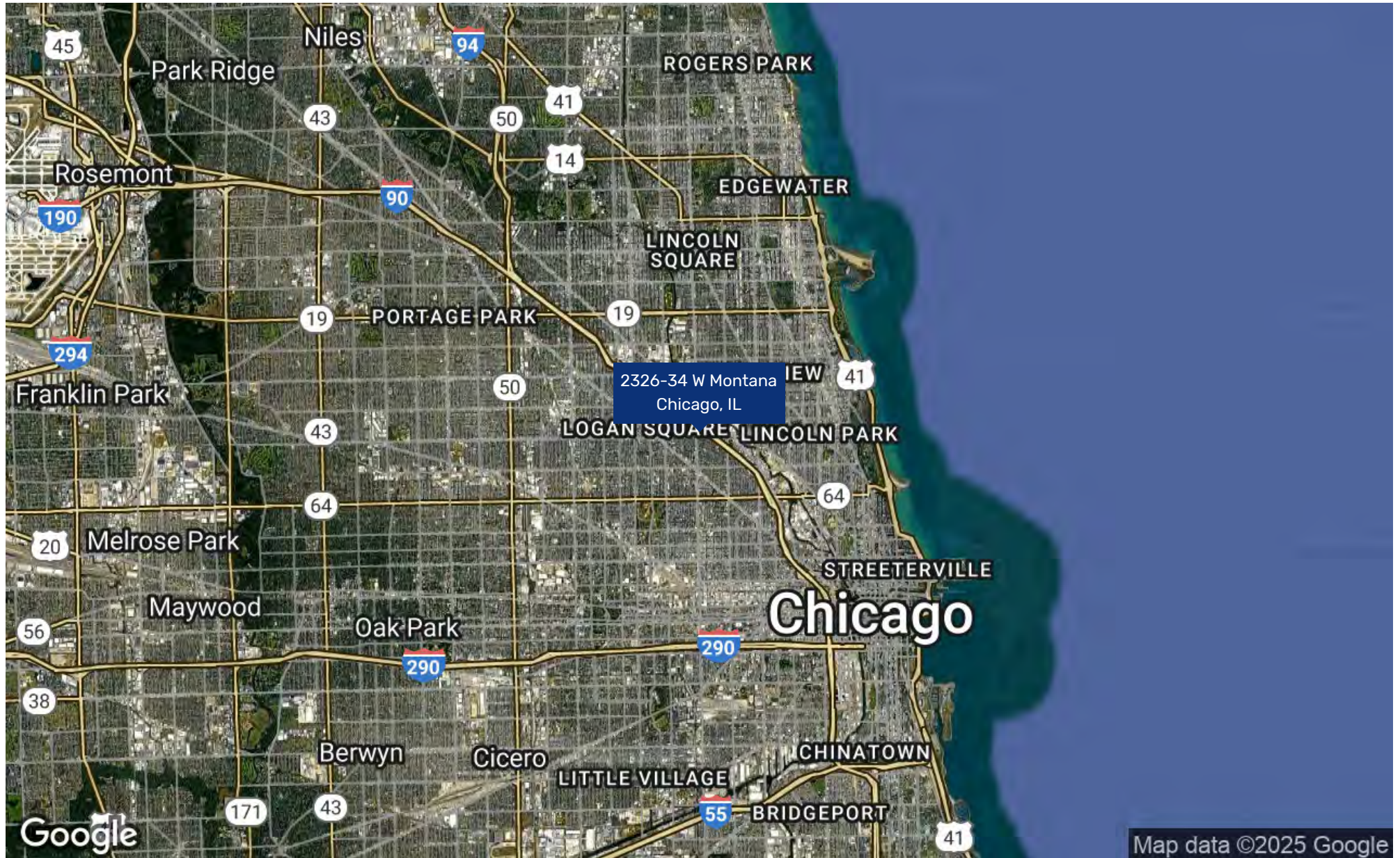
Photos



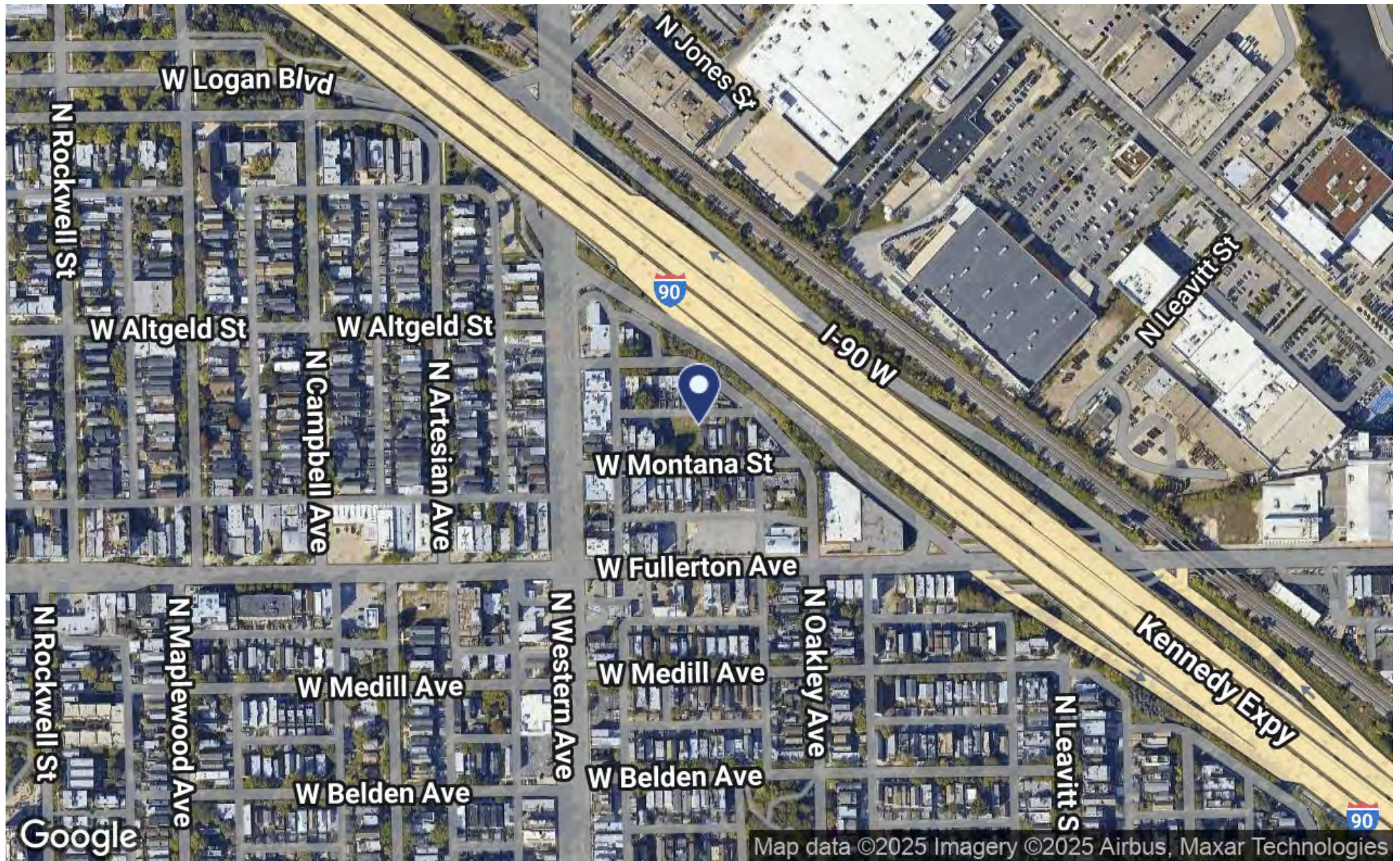


SECTION 2 LOCATION INFORMATION

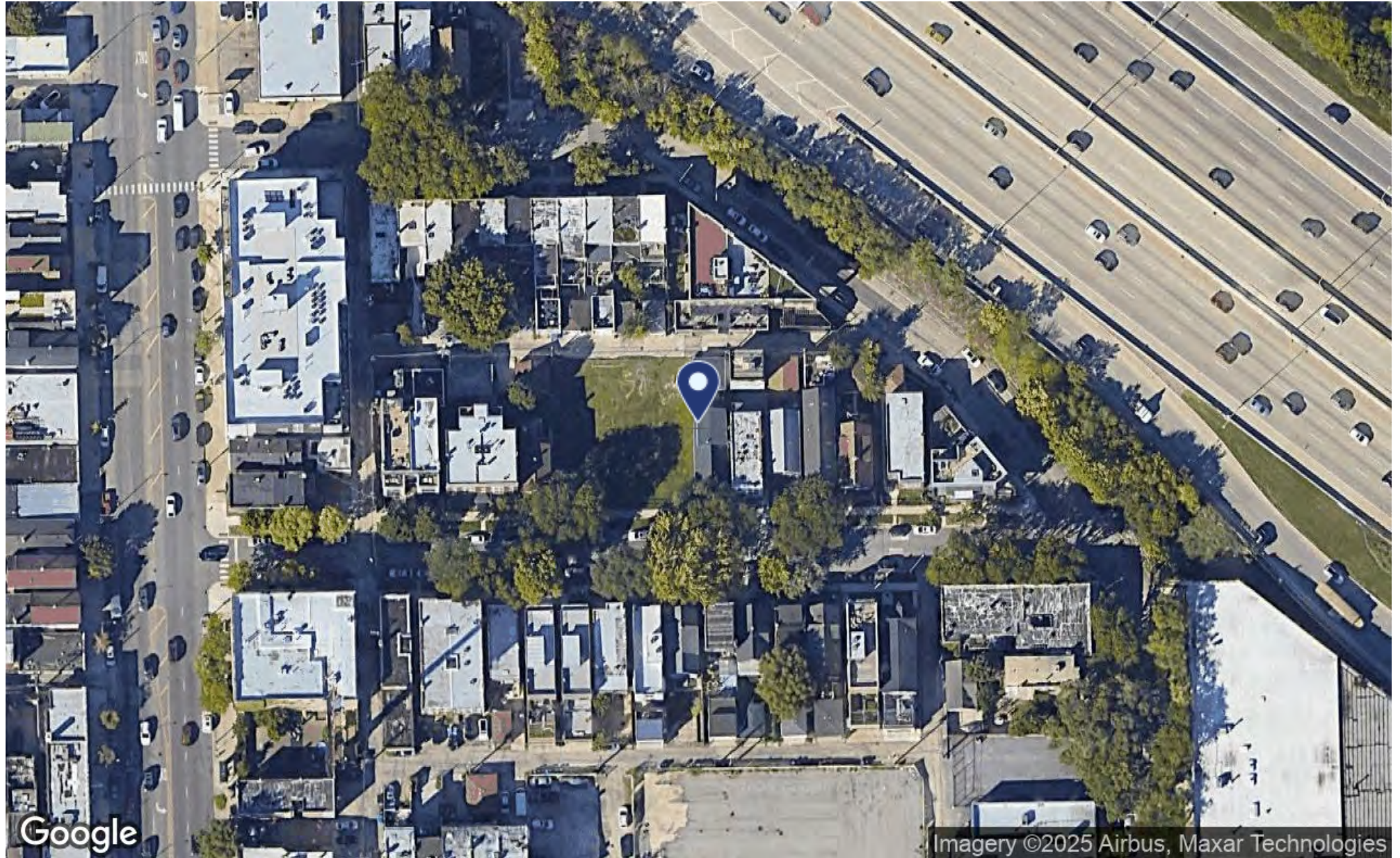
Regional Map



Location Map



Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies



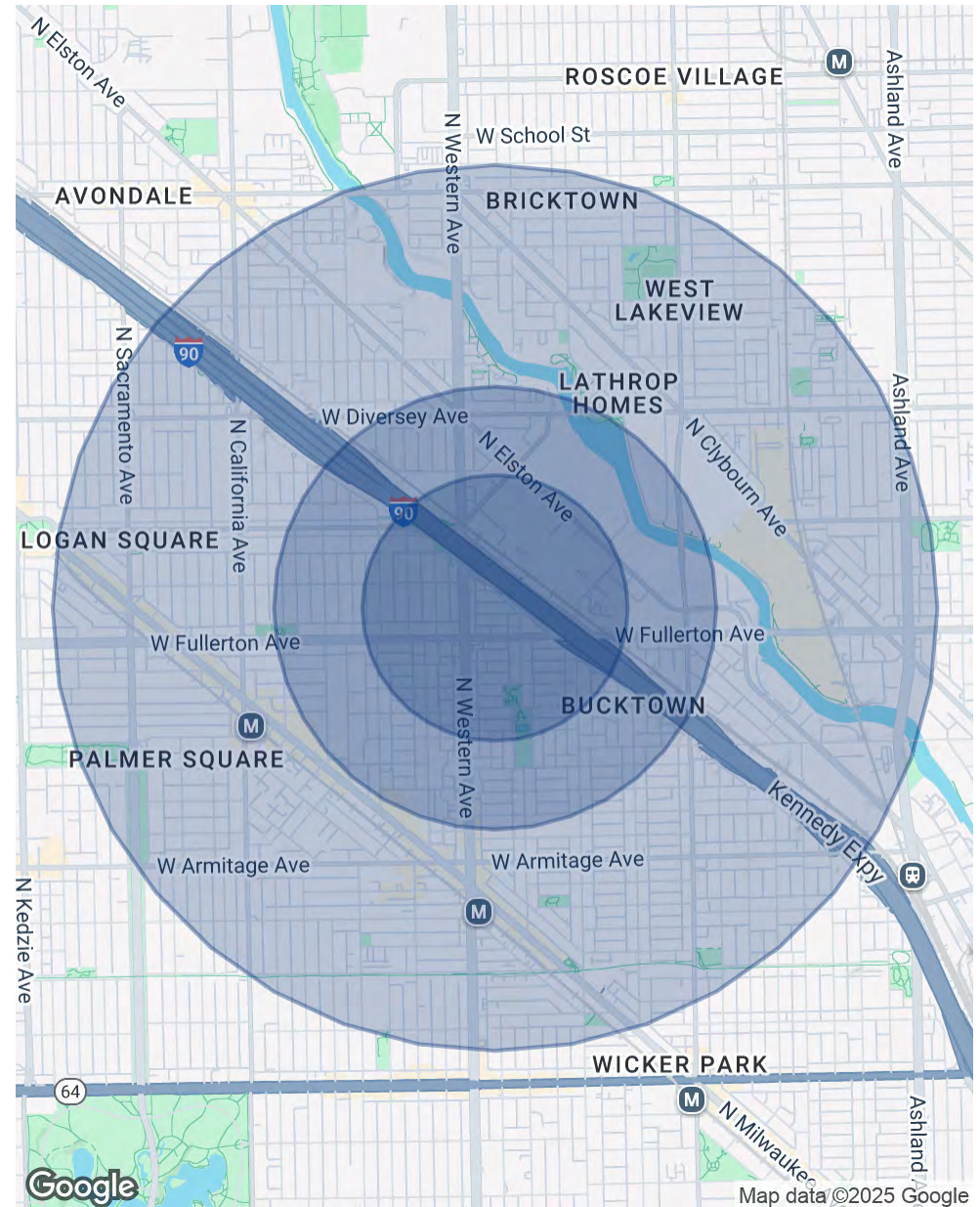
SECTION 3 DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,133	11,808	54,072
Average Age	36	36	35
Average Age (Male)	36	36	35
Average Age (Female)	37	37	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,486	5,605	24,957
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$169,311	\$163,910	\$180,341
Average House Value	\$749,959	\$753,765	\$775,186

Demographics data derived from AlphaMap





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