

ICONIC
REAL ESTATE

FOR SALE

0.51 ACRES



VACANT LAND

CONTACT

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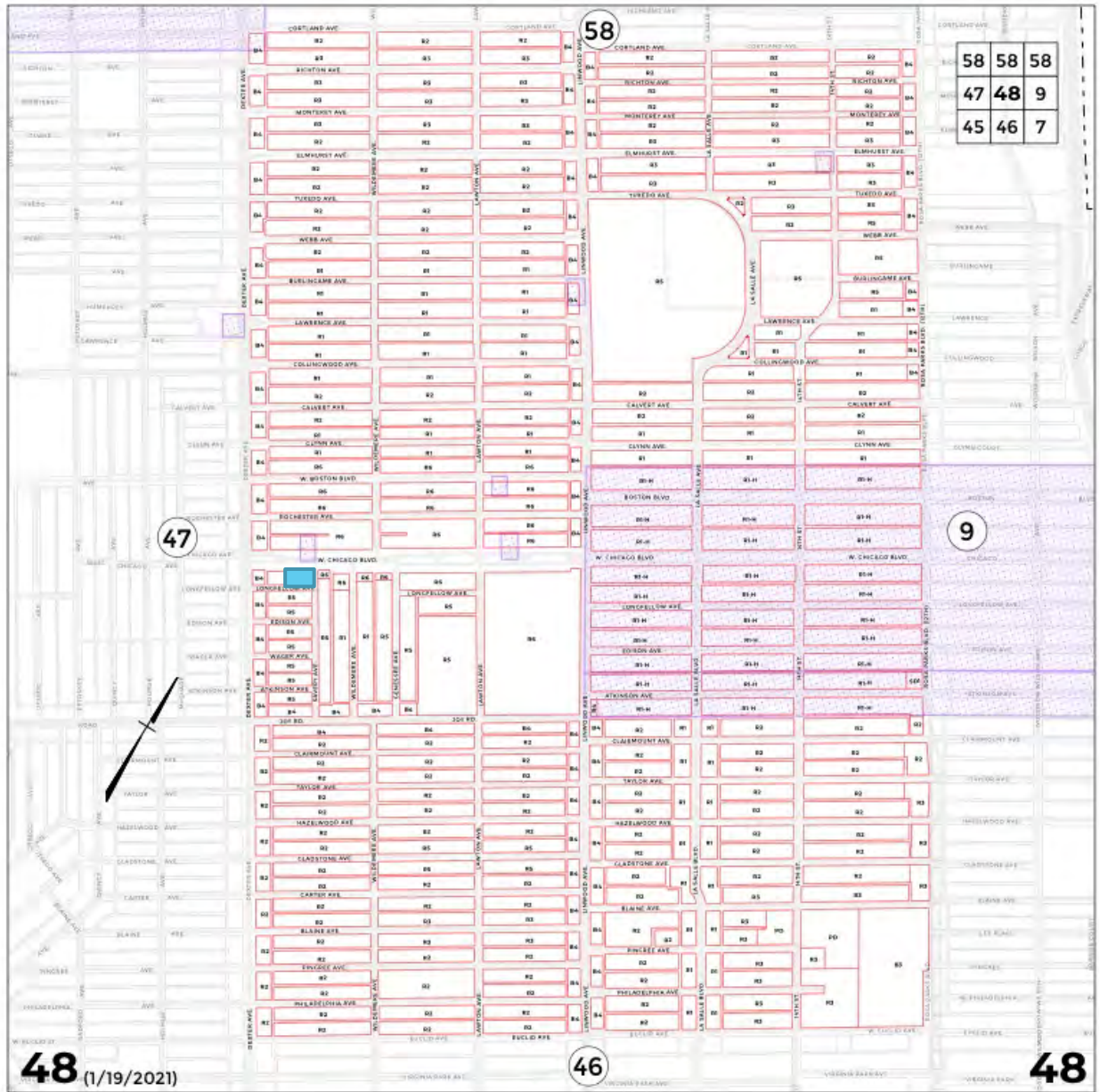
313.603.ICON

3421 W. CHICAGO BLVD.
DETROIT, MI 48206

PROPERTY FEATURES

- 0.51 Acres of Vacant Land
- 0.43 miles from Historic Boston Edison neighborhood
- Across the street from West Chicago Apts.
- 0.33 miles from Sacred Heart Seminary
- 0.75 miles from Central High School and Durfee Elementary School
- Zoned R6 - High Density Residential Zoning
- Asking Price: \$60,000.00





ZONING DISTRICT CLASSIFICATIONS

R4 THOROUGHFARE RESIDENTIAL DISTRICT

This district is designed to be used primarily on major or secondary thoroughfares where the major use of the property is for low-medium density residential dwellings characterized, primarily, by rental apartment dwellings. Among others, uses permitted by right include multiple-family dwellings, single- and two-family dwellings, and certain other residentially related uses which can function most advantageously where located on these thoroughfares. Medical and dental clinics, motels or hotels, and certain types of non-profit uses may be permitted on a conditional basis subject to appropriate findings and compliance with required standards.

R5 MEDIUM DENSITY RESIDENTIAL DISTRICT

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

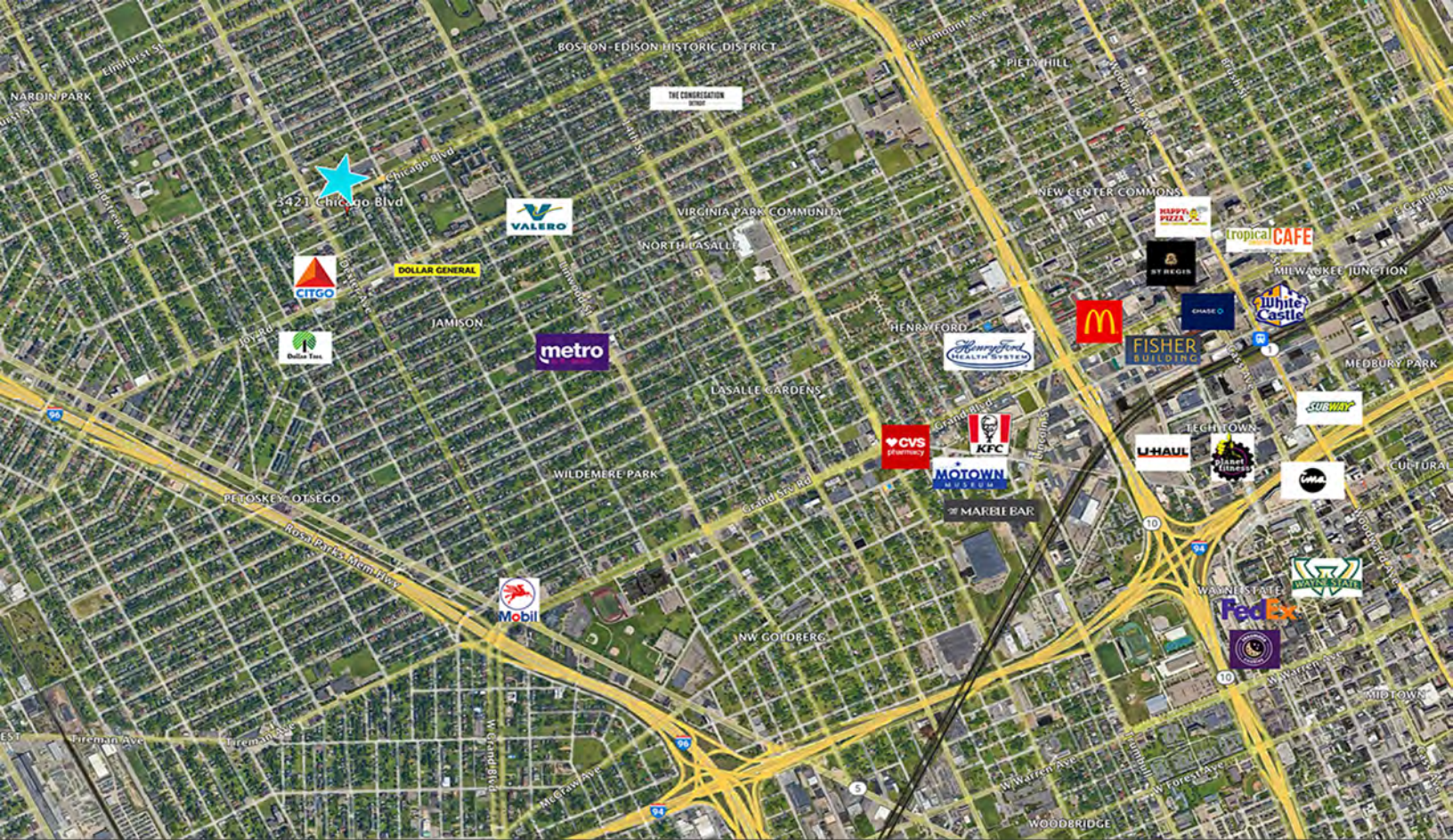
R6 HIGH DENSITY RESIDENTIAL DISTRICT

The district is designed as a high-density multiple-dwellings district to be used primarily in areas adjacent to the Central business district, the New Center Area, the Cultural Center, the waterfront, certain large city parks, and other areas which have a high concentration of persons and land values. This district will permit a range of living accommodations, from the low-density dwelling up to very high-density dwellings, including institutions and residentially related uses, and will permit certain specified service and convenience-type commercial uses of a character unlikely to develop excessive traffic but which will serve the residents of the immediate area. Single-family detached and two-family dwellings will not be permitted in this district by-right but may be allowed as Conditional Uses.

BUSINESS ZONING DISTRICTS

B1 RESTRICTED BUSINESS DISTRICT

The B1 District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear setbacks are required of all permitted residential and commercial uses. To protect housing adjacent or across an alley, a lot line wall is required of nonresidential uses where adjacent to, or across an alley from, residential property.



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	20, 274	37.70	8,115	\$27,181
3 MILE	138,034	36.40	53,188	\$28,038

DAILY TRAFFIC COUNTS

ROADS

DEXTER AVE/W CHICAGO BLVD NW

DAILY TRAFFIC

4,785

DEXTER AVE/W BOSTON BLVD SE

4,174