

200 W. SUPERIOR

A U C T I O N



AUCTION

BENJ. E. SHERMAN & SONS

AUCTION

BENJ. E. SHERMAN & SONS

AUCTION DATE
Tuesday, Feb. 9, 1999 • 4 PM
Registration begins at 3 PM

Parcel 803

RIVER NORTH OFFICE/RETAIL BUILDING

**TO BE SOLD WITHOUT RESERVE,
SUBJECT TO BANKRUPTCY COURT APPROVAL**

CERTIFIED OR CASHIER'S CHECK REQUIRED
TO BID: \$75,000

This property speaks for itself. One of the finest buildings in the River North area, this partially leased office/retail complex is located on the highly visible northwest corner of Superior and Wells and is being offered without reserve, subject to approval of the U.S. Bankruptcy Court. The River North district allows the new owner the opportunity to hand-craft a stylish building in one of the city's hottest areas. Area neighbors include Joe's Crab Shack, Club 720, Centro, Savarin, Grapes, Earth and the Michael FitzSimmons Gallery, as well as a number of loft conversions. Originally built during the early part of this century, and then being extensively rehabbed in 1984-85, the building has turn-of-the-century charm with all of the modern conveniences of today.

ZONING: B7-5, General Central
Business District

LOT SIZE: 50' x 110'

PROPERTY SPECIFIC INFORMATION:

- *Gross square footage over 26,000 sq. ft.*
- *Gross leasable area approximately 23,000 sq. ft.*
- *Partially leased*
- *Ideal for a user/investor*
- *Four-story, masonry loft building*
- *Extensively rehabbed 1984-85 including HVAC and electrical*
- *Interior accessed by a centrally located passenger elevator*
- *Building serviced by seven washrooms*

ON-SITE INSPECTION DATES:

This property will be open for inspection only during scheduled viewing dates and times. These dates are an excellent opportunity to meet representatives of Benj. E. Sherman & Sons and tour the property. Comprehensive Bidder Packages will be available for purchase at any of these on-site inspections for \$50. Bidder Packages may also be purchased by telephone (312) 795-6375 or fax (312) 425-0020.

10 a.m. - 12:00 noon

Tuesday, January 12, 1999
Tuesday, January 26, 1999
Wednesday, February 3, 1999



DIRECTIONS TO PROPERTY:

From I-90/94 exit Ohio St. (east), continue on Ohio to Wells and turn left (north), travel north on Wells to Superior. Building is on the northwest corner of Wells and Superior at 200 W. Superior.

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