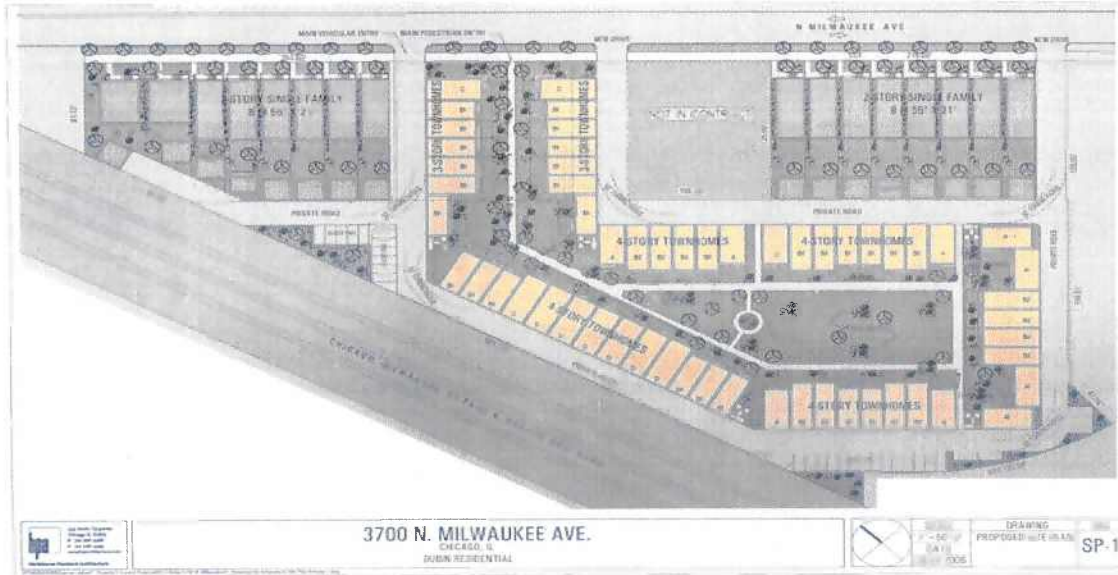


SPECIAL FINANCING AVAILABLE!



OLD IRVING PARK DEVELOPMENT OPPORTUNITY

3700 N. MILWAUKEE AVE, CHICAGO, IL 60641



David Dubin
773.427.2440 direct
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An Illinois Licensed Real Estate Broker
www.dubincommercial.com

Dubin Residential
4252 N. Cicero Ave
Chicago, IL 60641
773.427.2400 (p)
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Property Broker Owned
3% Commission

OWNER FINANCING AVAILABLE!

One of the last large sites on Northside! At under \$37/per sq ft

Project is Approved for 16 extra wide Single family homes and 57

Tax Increment Financing Available

Lot size 179,352 s.f. (4.1 acres)

Close to Metra, CTA & Highway

Population 1 Mile - 34,000

Average Household Income - \$75,000

Possible Re-Zoning - New Market Tax Credit Available!

Price \$6.5 million

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ADDITIONAL INFORMATION

(Single Family Homes)	16
Lot sizes -	9 @ 26.2 x125
Lot sizes -	2 @ 29.2 x 125
Lot sizes -	1 @ 23.2 x 125
Lot sizes -	4 irregular
Real Estate taxes 2008 (est)	\$72,000
Number of stories	2 1/2 plus basement
Max s.f. per floor -	1,400
Total maximum living space -	4,200
Parking	2 car detached Garage -3 car garage possible
Bedrooms on top floor -	4
Sprinkler -	no

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(Town Homes)

No. of stories	3
Minimum width	19' 2
Saleable s.f. per town home (including garage)	2,160-2,628
Sprinkler -	yes
Parking	2 car attached
Bedrooms on top floor	2 to 4
Gross saleable s.f.	135,578

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