



Two Commercial Buildings on Prime Lot in Logan Square

3204-10 W. ARMITAGE AVENUE • CHICAGO, ILLINOIS

Building Descriptions:

3204-06: 9,150±sf mixed-use building with storefronts on the 1st floor and 2 three-bedroom apartments on the 2nd floor.

3208-10: 6,250±sf storefront

Total Lot Size:

12,500sf - 3200 W. Armitage is also available for a total of 17,000sf

Zoning Designation:

B3-1

Property Taxes:

\$15,111.99 ('07)

Asking Price:

\$925,000 - land lease option at \$10/sf

Comments:

Ideal opportunity to generate income while holding the land for future redevelopment

For More Information, Contact:

Brad Thomson

Vice President

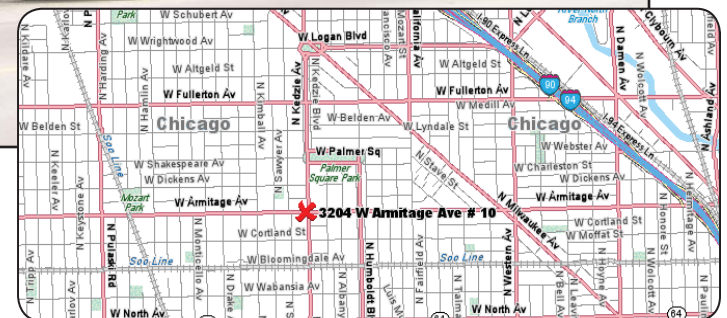
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Owner will consider contributing to the demolition of the 3208-10 building.

Disclaimer: Information contained herein has been obtained from the owner and other sources which appear reliable. However, Millennium Properties R/E, Inc. is acting as owner's agent and the agent listed above is the owner's designated agent, and makes no warranties or representations as to the accuracy or completeness of this information.





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