



Investment Opportunity on the SWC of North & Western

2401-09 W. NORTH AVENUE • CHICAGO, ILLINOIS

Building Size:

24,250sf

Lot Size:

10,375sf

Frontage:

83' along North

125' along Western

Daily Traffic Count:

25,000 on North

26,800 on Western

Zoning:

B4-2

Real Estate Taxes:

\$12,999.73 ('07)

Price:

Available upon Request

For More Information, Contact:

Susan B. Silver

Executive Vice President

(312) 338-3001

ssilver@mpirealestate.com



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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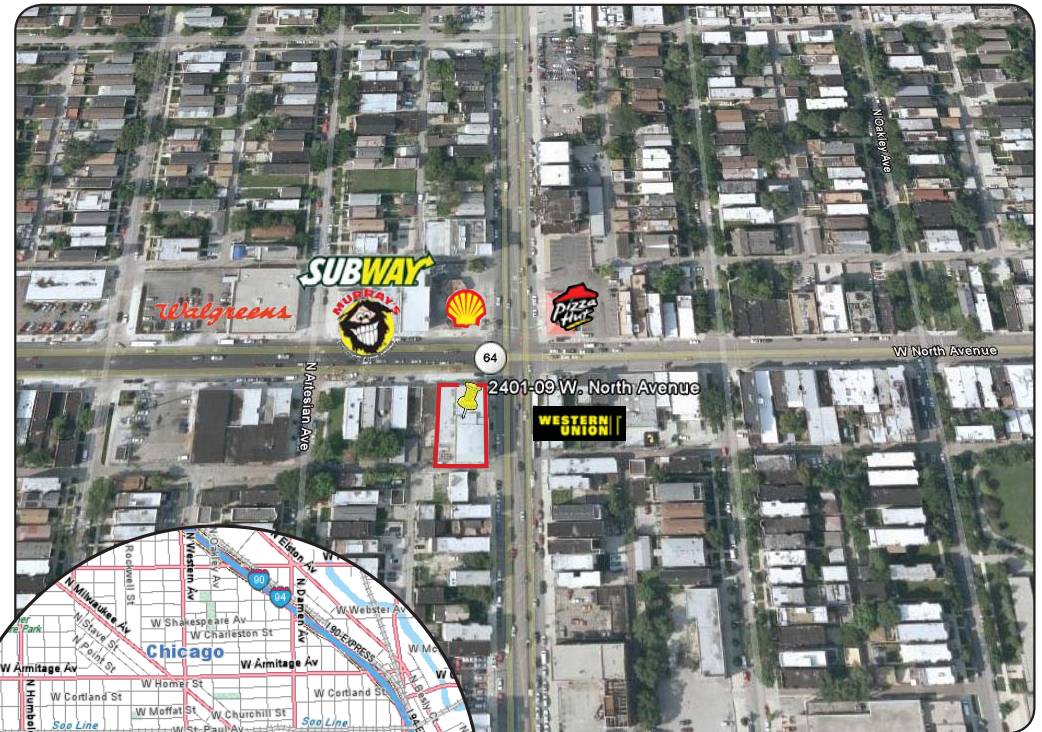
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Rent Roll:

Unit	Unit Type	LCD	LED	Rent
100	Retail - 800sf			Vacant
101	Retail - 2,200sf			Vacant
102	Retail - 2,975sf			Vacant
103	Retail - 3,025sf			Vacant
200	1BD	8/1/08	7/31/09	\$1,450
201	1BD	8/1/07	7/31/09	\$1,225
202	2BD	9/1/08	8/31/09	\$1,800
203	2BD	9/1/08	8/31/09	\$1,800
204	2BD	10/1/07	9/30/09	\$1,750
205	3BD	9/1/08	8/31/09	\$2,400
300	2BD	10/1/06	2/28/09	\$1,850
301	2BD	8/1/07	7/31/09	\$1,850
302	2BD	10/1/08	9/30/09	\$1,800
303	2BD	8/1/07	7/31/09	\$1,850

Total Monthly Rent \$17,775

Total Annual Rent \$213,300



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