

SPECIAL FINANCING AVAILABLE!



SOUTHLOOP DEVELOPMENT OPPORTUNITY

2358 S. WABASH, CHICAGO, IL 60616



David Dubin
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An Illinois Licensed Real Estate Broker
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Dubin Residential
4252 N. Cicero Ave
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773.427.2400 (p)
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Property Broker Owned
3% Commission

OWNER FINANCING AVAILABLE!

Great Southloop Land Parcel

Mutiple uses, Commercial, Residential, Mixed use!

Project is currently approved for 60 Apartments/Condos

Rezoning Available for additional density, mixed use/commercial

Tax Increment Financing Available

Lot size 18,012

Close to Metra, CTA & Highway

Population 1 Mile - 52,000

Average Household Income - \$81,633

New Market Tax Credit Available! - Save Big \$\$\$

Price \$2.6 million

Please visit us at www.dubincommercial.com

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ADDITIONAL INFORMATION

Construction type	poured concrete
Gross buildable area floors 2-6	64,758
garage first floor/lobby/mech.	15, 224
Total gross buildable area	79,982
Net usable apt/condo area	57,720
Parking Spaces	50
Real Estate taxes 2008 est.	\$5,600

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