

LAND SITE AVAILABLE FOR SALE

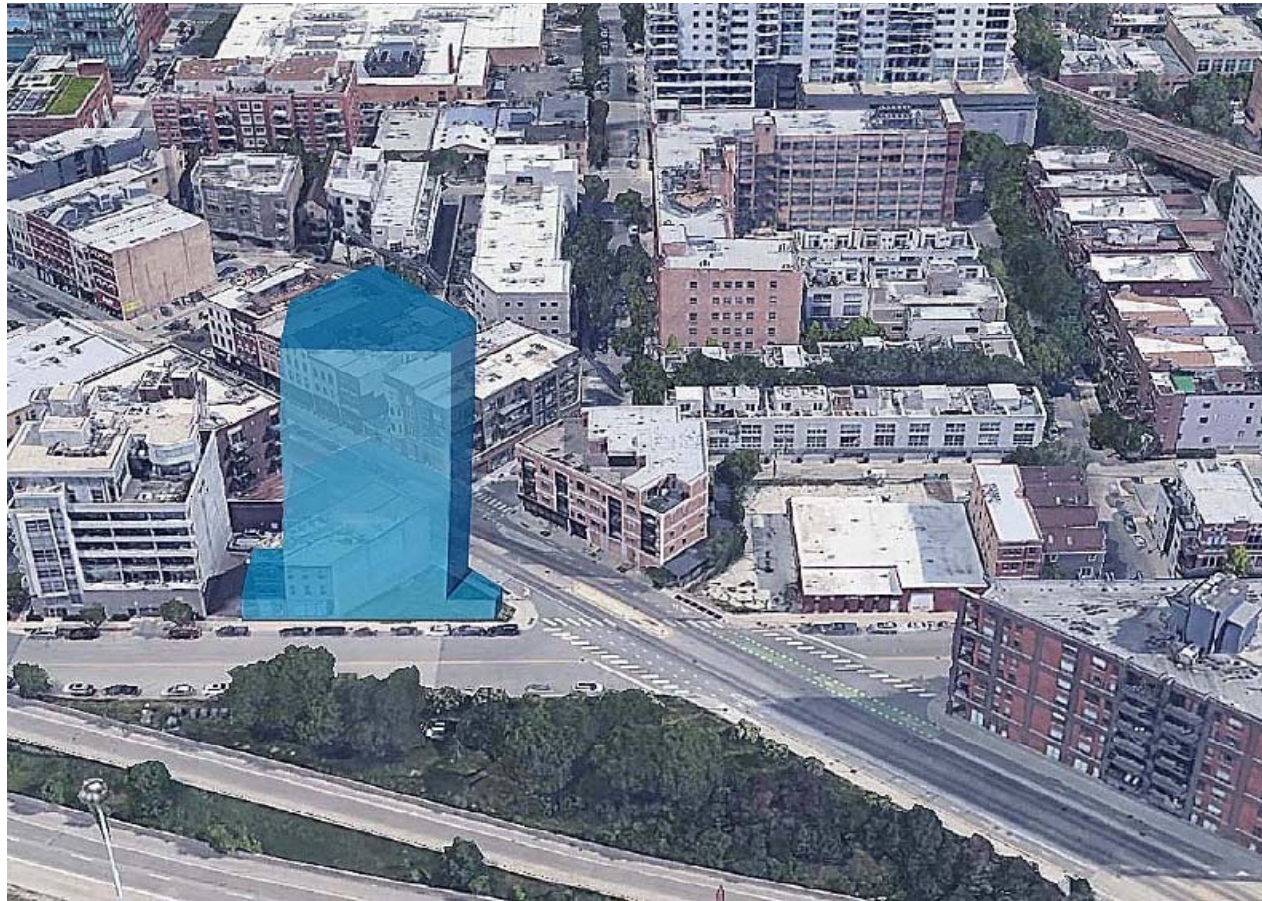
10,575 SF at MILWAUKEE and ERIE



SOMMERSET GROUP

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Redevelopment Options



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Site Information

- 940-942 West Erie Street aka 662-664 N Milwaukee
- Land Area: 10,575 SF (approx.)
- Current Structures:
 - 2 Three story apartment buildings
 - Income: Gross \$185,000+ annually
- Current Zoning:
 - M1-2
 - Neighborhood development FAR 5 to 11.2
- Pins: 17-08-224-004, 005, 006, & 007
- Age: Approximately 1904 (119 years old)



Neighborhood Benefits

- Neighborhood Opportunity Bonuses
- ARO Tax Abatement Credits
- Reduced Parking Requirements
- Planned Development Possibilities
- Transit Oriented Development
- Frontage on Erie and Milwaukee.
- Un-obstructed Views.
- River West Location 60642 .



