

1940 W. Irving Park Rd.
Chicago, Illinois

AVAILABLE FOR PURCHASE
NORTH CENTER 2-STORY, 5,925 SF PROPERTY



- Seneca Real Estate is the exclusive agent for this 5,925 SF, two-story, masonry commercial building in Chicago's North Center neighborhood.
- Potential redevelopment play. Currently zoned B1-2.
- Ideally located just off the 6-corner intersection of Irving Park/Lincoln/Damen
- High visibility, accessibility and traffic counts.
- Less than 1,000' from CTA Brown Line station

The information herein has been obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation regarding the accuracy of this information. It is submitted subject to the possibility of errors, omissions, or other conditions specific to the subject property.

JOE PADORR 312.316.2300 jpadorr@seneca-re.com
STUART KANTOFF 773.919.8073 skantoff@seneca-re.com

SENECA
REAL ESTATE GROUP

1940 W. IRVING PARK RD. CHICAGO, IL



CONFIDENTIALITY AGREEMENT

This Investment Offering Memorandum has been prepared by Seneca Real Estate Group for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Seneca Real Estate Group and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Seneca Real Estate Group as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Seneca Real Estate Group, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from, the Investment Offering Memorandum, modeling, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. This Property is broker owned. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

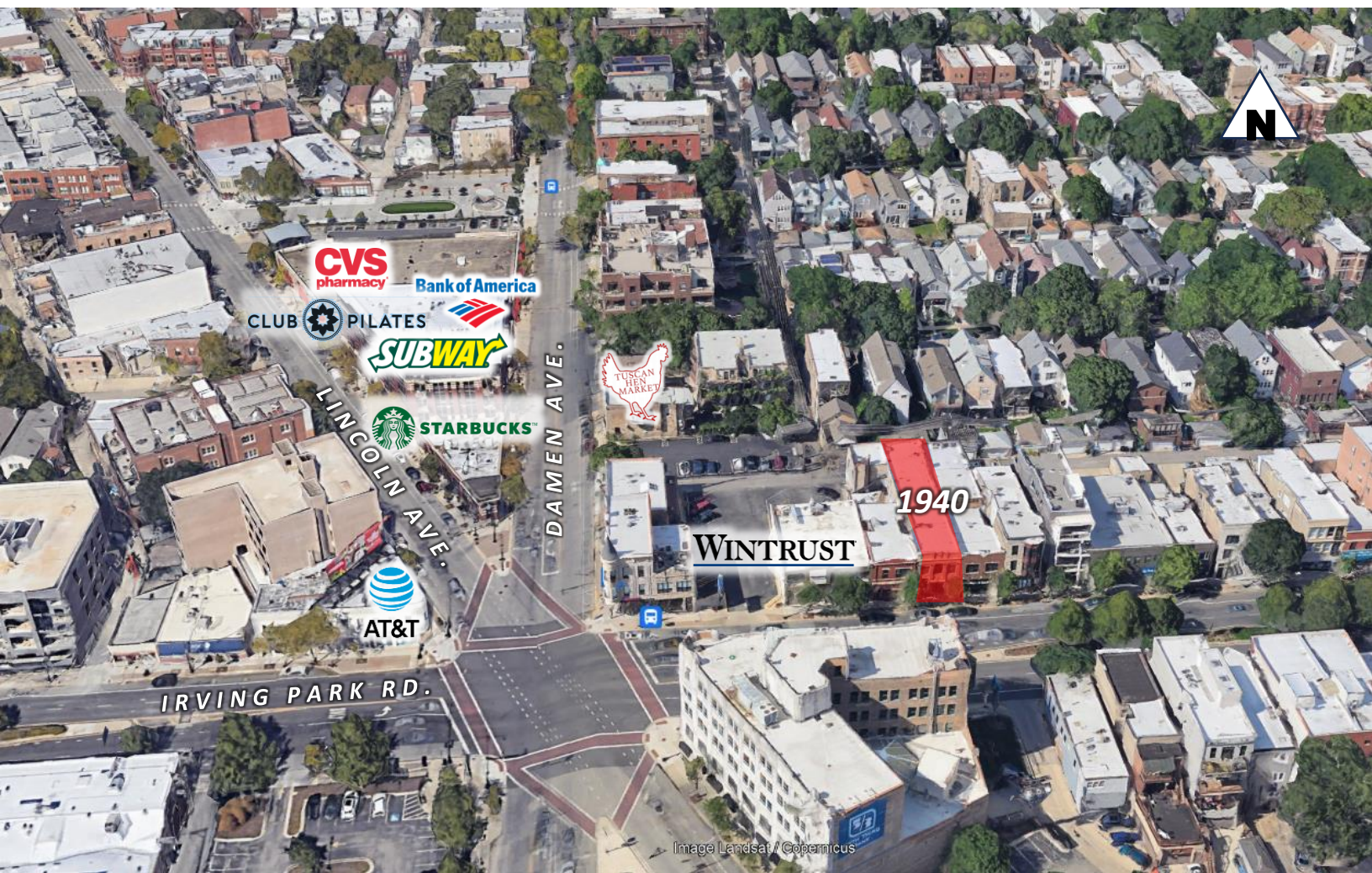
Additional information and an opportunity to inspect the Property will be made available upon request by interested and qualified prospective investors.

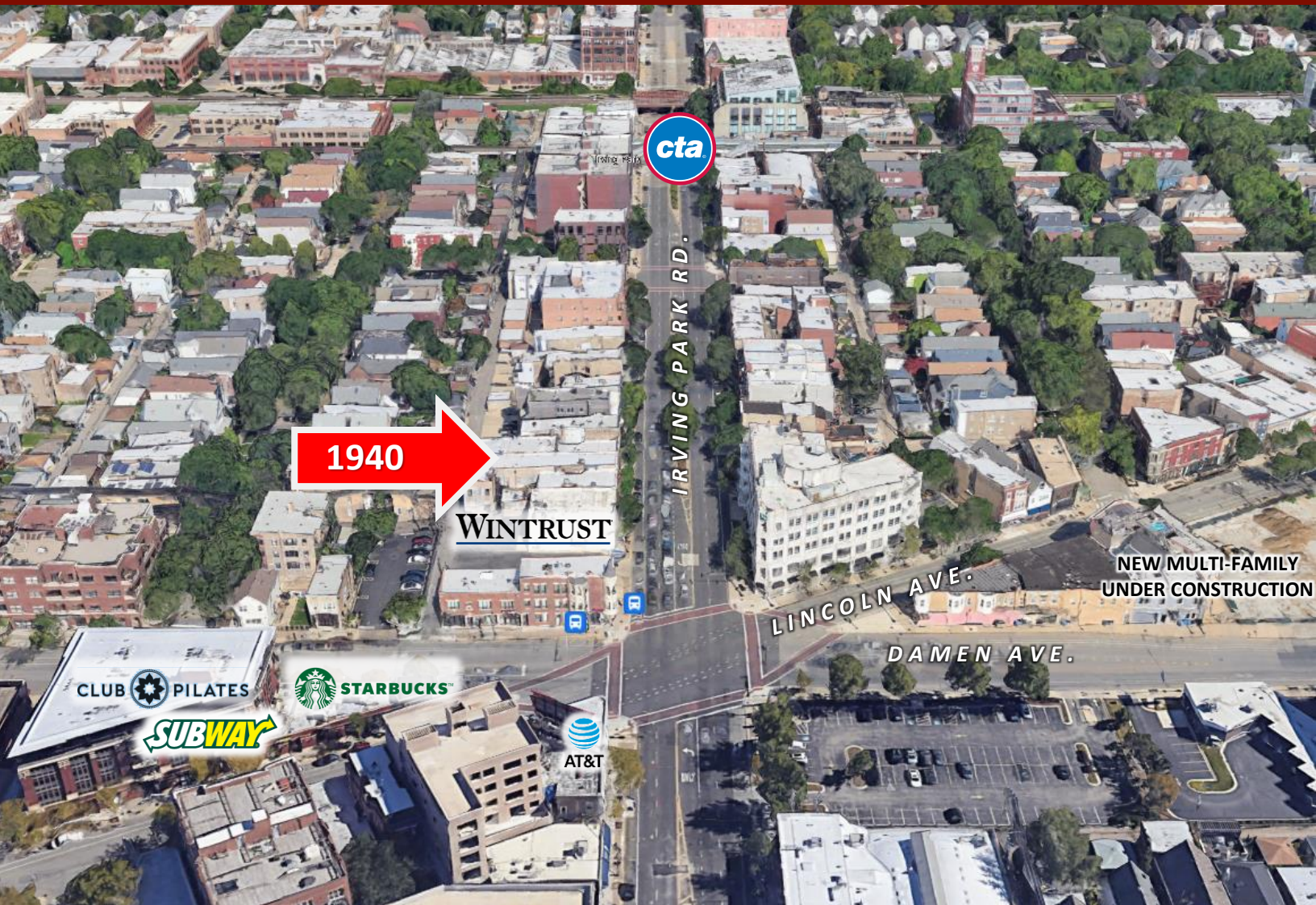
Seller and Seneca Real Estate Group each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived.

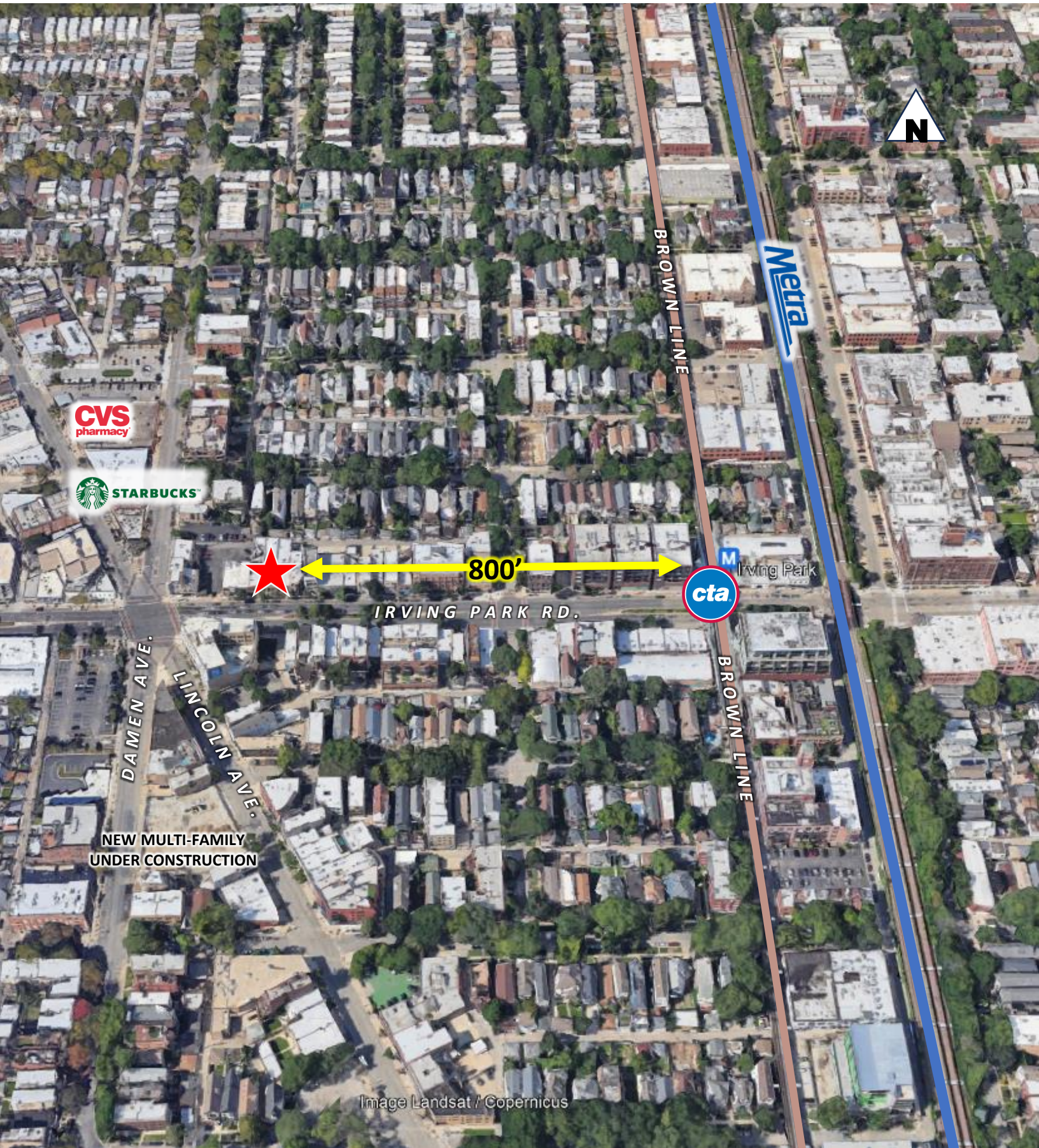
This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not to disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Seneca Real Estate Group, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Seneca Real Estate Group.

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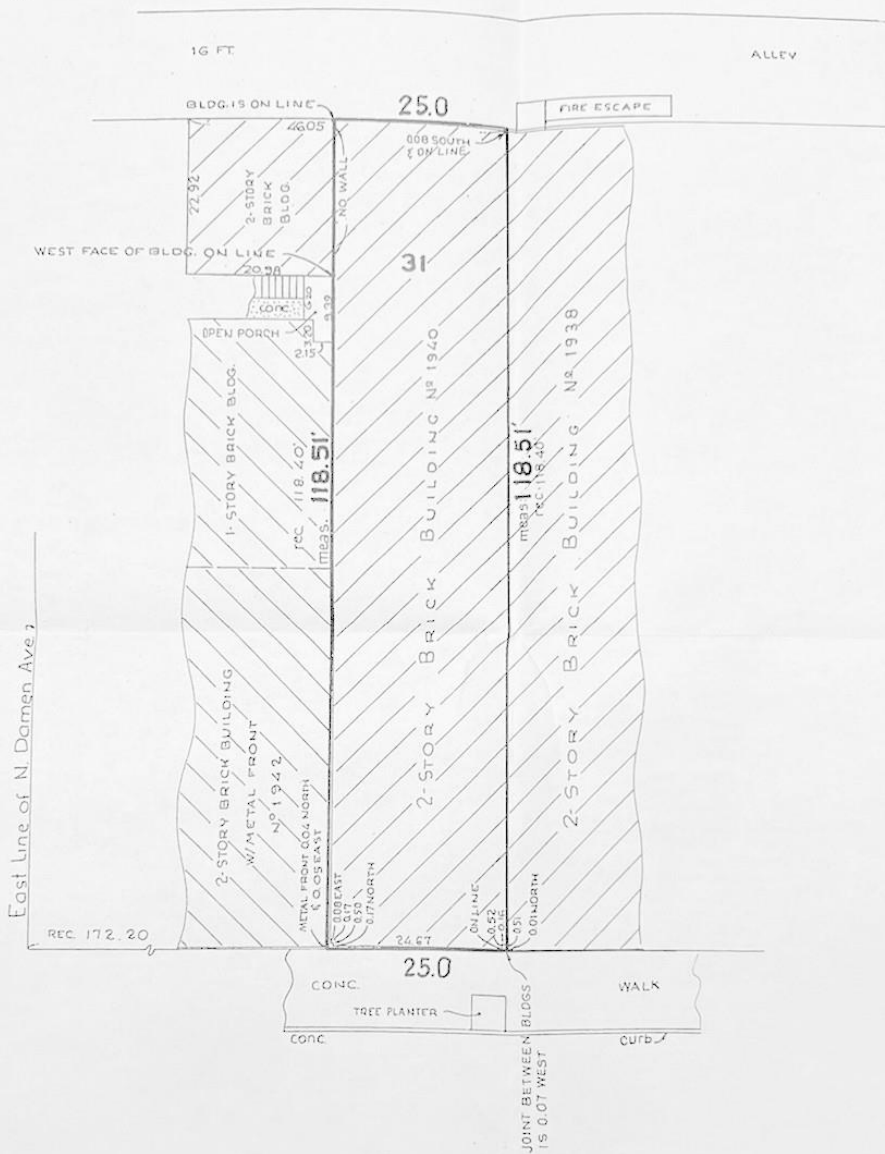
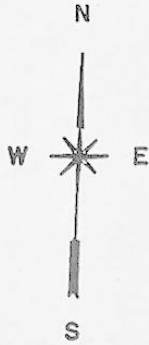


CERTIFIED SURVEY, INC.

Phone: 847-296-6900 1440 Renaissance Dr, Suite 140, Park Ridge, IL 60068 Fax: 847-296-6906

PLAT OF SURVEY

LOT 31 IN BLOCK 5 IN CUYLER'S ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



W. IRVING PARK RD.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER NO. 100133
 SCALE: 0' 15' 30' FEET

DATE JANUARY 28, 2010

ORDERED BY HOELLEN & HOELLEN

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT

DECIMALS OF A FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF

01 = 1/8"	07 = 7/8"	50 = 6'
02 = 1/4"	08 = 1"	58 = 7'
03 = 3/8"	17 = 2"	67 = 8'
04 = 1/2"	25 = 3"	75 = 9'
05 = 5/8"	33 = 4"	83 = 10'
06 = 3/4"	42 = 5"	92 = 11'
		100 = 12'



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STATE OF ILLINOIS } THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
 COUNTY OF COOK } FOR A BOUNDARY SURVEY. MONUMENTS NOT SET PER REQUEST OF CLIENT

WE, CERTIFIED SURVEY CO. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

John M. Misturak
 PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE EXPIRES NOVEMBER 30, 2010

OFFERING SUMMARY

Seneca Real Estate Group is the exclusive listing agent for 1940 W Irving Park Rd., Chicago, Illinois (the "Property") and is pleased to present the opportunity to acquire this vacant building on busy Irving Park just east of the Irving Park/Lincoln/Damen 6-corner intersection.

Built in 1921, this two-story, 5,925 sf commercial property sits on a 2,963 SF land parcel. The property is well-positioned in a high-traffic, densely-populated with many restaurants and retailers including Starbucks, AT&T, Club Pilates, Wintrust Bank, CVS and more. The property is conveniently located 800' from Chicago's CTA Brown Line station providing direct access into the downtown CBD. Irving Park is serviced by #80 city bus line.

The property could potentially be redeveloped as it carries no architectural significance or landmark status. Several properties have been redeveloped into 3 and 4-story multi-family buildings with the requisite upzoning.

The prospective purchaser will be selected by the Seller in its sole discretion and based on several factors including but not limited to:

- Offering price
- Financial strength/proof of funds
- Earnest money deposits and timing for non-refundable
- Due Diligence and closing timing
- Contingencies or absence thereof
- Whether all-cash or financed transaction

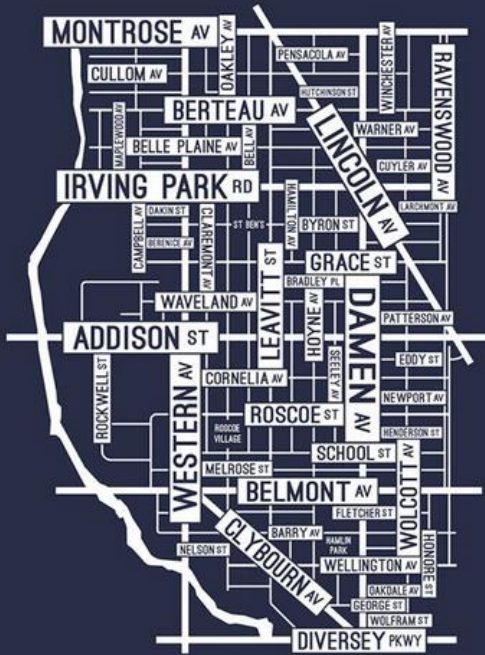
OFFERING PRICE	\$990,000
ADDRESS	1940 W Irving Park Rd. Chicago, Illinois
YEAR BUILT	1921
NET INCOME	\$0.00
PARCEL SIZE	2,963 SF
GROSS LEASABLE AREA	5,925 SF
ZONING	B1-2
OCCUPANCY	VACANT
OWNERSHIP OFFERED	Fee-Simple
PROPERTY TAX (2022)	\$17,355.00
SUBMARKET	North Center Neighborhood
MARKET	Chicago, Illinois

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North Center is a neighborhood rich in history and culture, from the architecture to the cuisine. North of Roscoe Village and south of Ravenswood, you can find a wide variety of home types in the area, although you will mostly see European-style single-family homes. While the neighborhood primarily consists of residential streets, there are a seemingly endless number of options for dining, entertainment, and activity. Along Lincoln Avenue and Irving Park Road are some of the neighborhood's finest bars and restaurants, offering a variety of dining options from classic American to traditional Pho. Catch a soccer game at The Globe Pub or grab a drink at one of the many bars in the area. Six elementary schools in the area and a number of pocket parks make this a fantastic neighborhood for starting a family while still being close to some nightlife

The most popular mode of transportation in North Center is the Brown Line, which offers two stations at Addison and Irving Park. This train will take you northwest to the Albany Park neighborhood or south to the Loop. You can also take advantage of the various bus lines traveling north/south along Lincoln Avenue and east/west Irving Park Road. The neighborhood's main focal point is the consistently congested intersection of Damen Avenue, Lincoln Avenue, and Irving Park Road. While having three major roads makes it convenient to get around, their popularity means that (at least minor) traffic is a constant.



NORTH CENTER

CHICAGO, ILL.