

1151 W GRACE STREET #3N
WRIGLEYVILLE



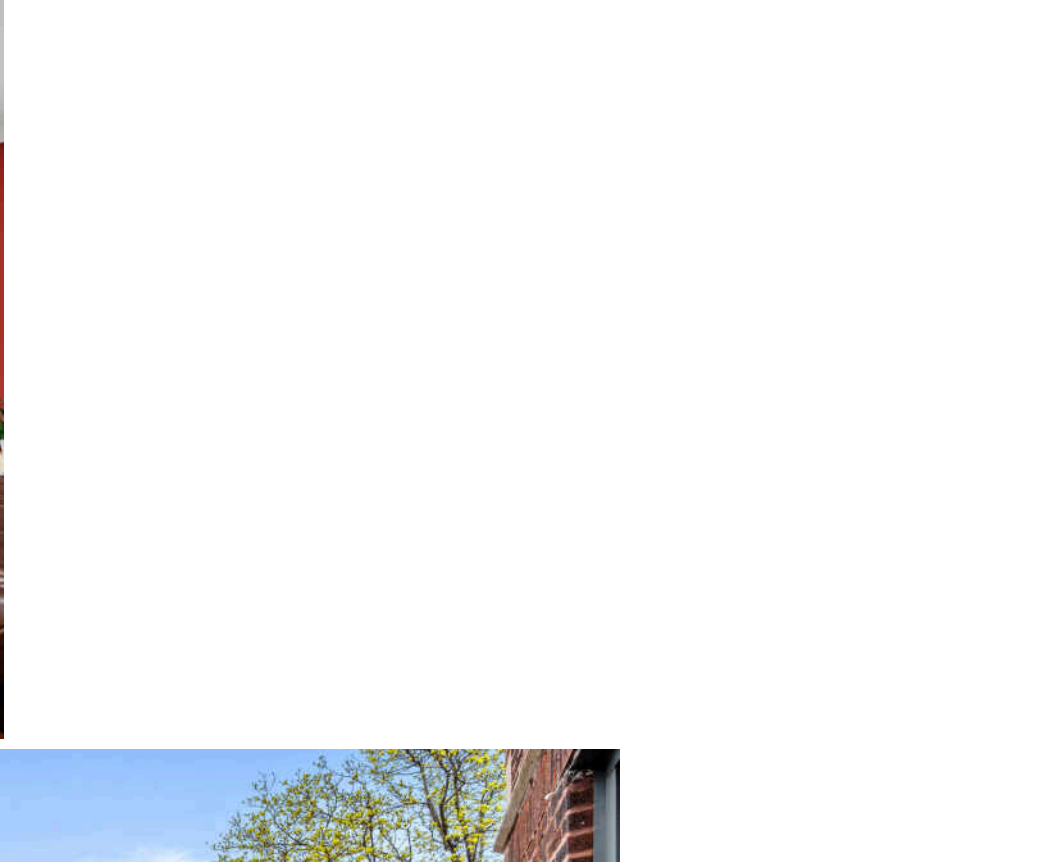


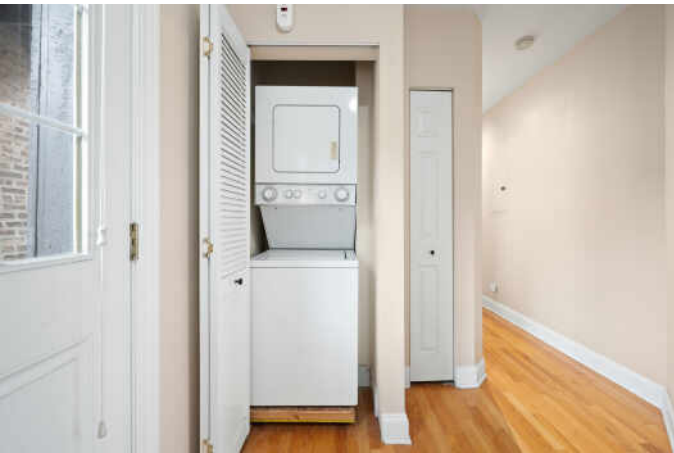
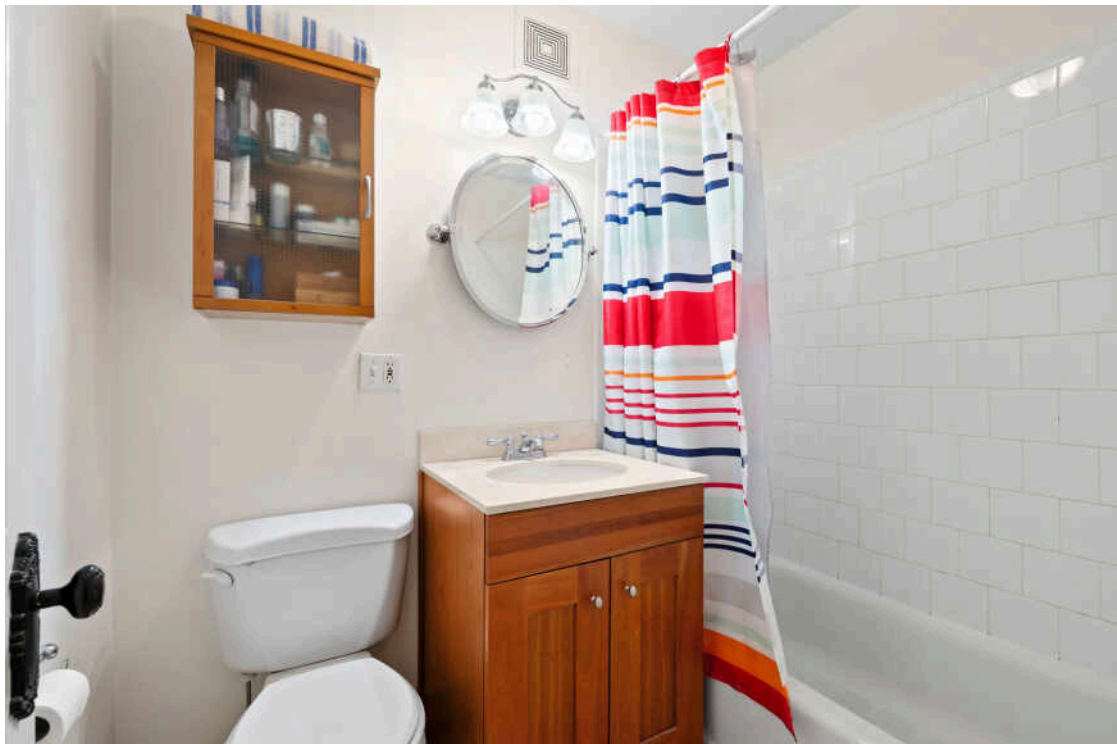
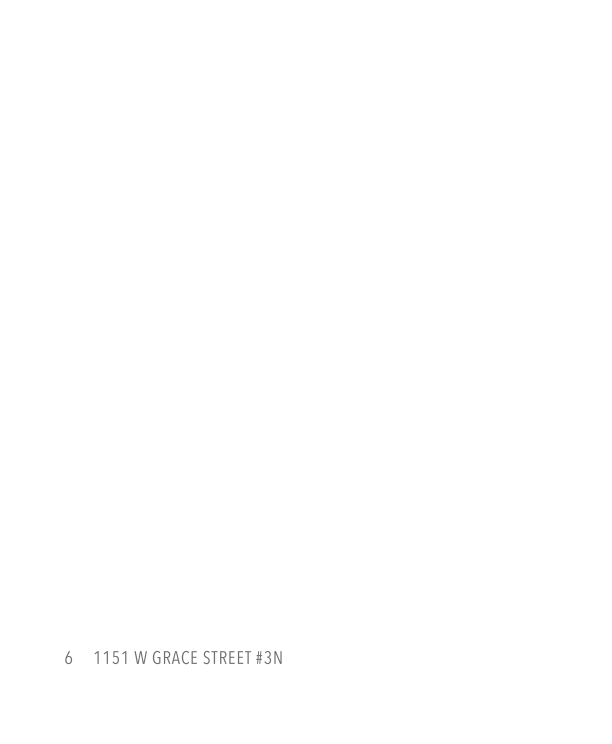
1 BEDROOM
1 BATH
TAXES: \$4153.07
ASSESSMENTS: \$277.86

HIT IT OUT OF THE PARK WITH THIS WRIGLEYVILLE GEM

Bright and charming top-floor corner unit in a classic Lakeview courtyard building. Overlooking tree-lined Grace Street, this sun-drenched front unit features:

- Hardwood floors throughout
- Open layout with crown molding and large windows
- Spacious kitchen with natural wood cabinetry, granite countertops, and three oversized windows
- West-facing living room opens to a private balcony - ideal for grilling or relaxing on warm summer evenings
- Generously sized bedroom with double closets; could accommodate king bed and nightstands
- Open den perfect for a home office or reading nook
- Includes in-unit laundry, central heat & A/C, and additional storage
- Prime Lakeview location near Southport shops, restaurants, Wrigley Field and Gallagher Way, Clark Street nightlife, and public transit





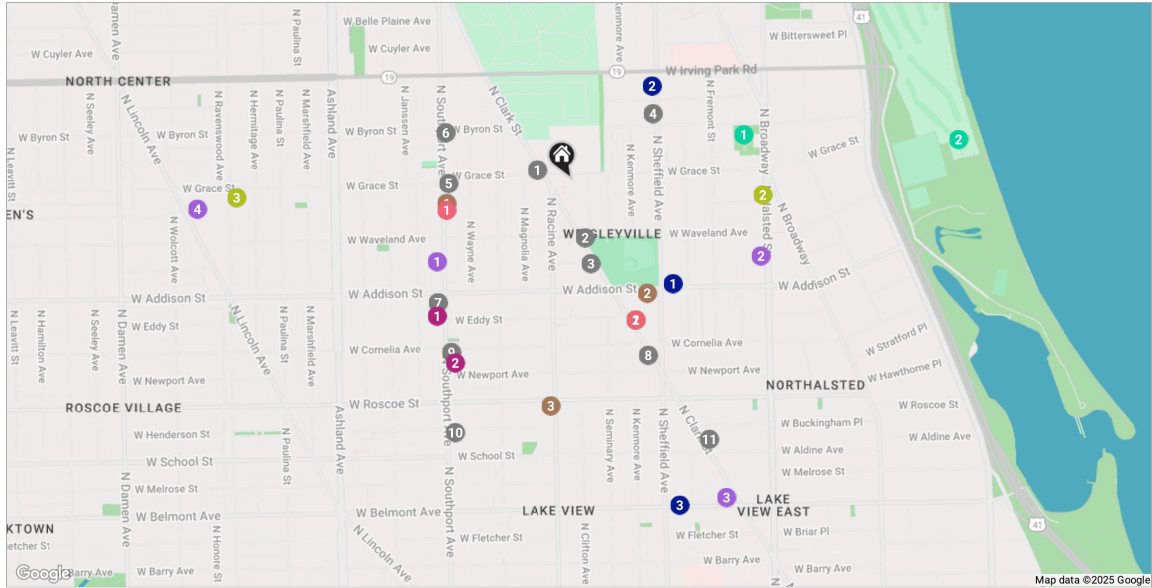


WRIGLEYVILLE IS NOT ONLY A DESTINATION NEIGHBORHOOD FOR CUBS FANS, BUT ALSO FOR CHICAGOANS WHO LOVE TO LIVE IN THE CENTER OF THE ACTION.

Named after the friendly confines of Wrigley Field, the neighborhood is experiencing a major transformation following renovations to the ballpark. In addition to the ever-popular sports bars, restaurants and souvenir shops, the neighborhood boasts new upscale chef-driven restaurants and a boutique hotel.

The new Gallagher Way - Wrigleyville's town square - offers residents and visitors alike a gathering place to enjoy farmers markets, outdoor movies, ice-skating and neighborhood celebrations on days when the Cubs aren't playing.

Located in Lakeview, the neighborhood includes tree-lined streets with greystone three-flats, low-rise apartment buildings and single-family homes. The CTA's Red Line and numerous bus routes run through the area, making it easily accessible by public transit.



🍴 RESTAURANTS

- 1 UncommonGround - Lakeview
3800 N CLARK ST, 0.1 MI
- 2 Small Cheval- Wrigleyville
1119 W WAVELAND AVE, 0.1 MI
- 3 Smoke Daddy BBQ - Wrigleyville
3636 N CLARK ST, 0.2 MI
- 4 PR Italian Bistro
3908 N SHERIDAN RD, 0.2 MI
- 5 Tango Sur
3763 NORTH SOUTHPORT AVENUE, 0.3 MI
- 6 Toons Bar & Grill
3857 NORTH SOUTHPORT AVENUE, 0.3 MI
- 7 Southport Grocery and Cafe
3552 NORTH SOUTHPORT AVENUE, 0.4 MI
- 8 Happy Camper Pizza - Wrigleyville
3458 N CLARK ST, 0.4 MI

- 9 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE, 0.5 MI
- 10 Little Goat Diner
3325 N SOUTHPORT AVE, 0.6 MI
- 11 Mia Francesca
3311 NORTH CLARK STREET, 0.7 MI

☕ COFFEE

- 1 Steingold's of Chicago
3737 NORTH SOUTHPORT AVENUE, 0.3 MI
- 2 Do-Rite Donuts & Chicken
1027 W ADDISON ST STE A113, 0.3 MI
- 3 Two Hearted Queen
1201 WEST ROSCOE STREET, 0.5 MI

🛍️ SHOPPING

- 1 Anthropologie
3532 NORTH SOUTHPORT AVENUE, 0.4 MI
- 2 Vuori
3443 N SOUTHPORT AVE TENANT A, 0.5 MI

🛒 GROCERY

- 1 Jewel-Osco
3630 NORTH SOUTHPORT AVENUE, 0.4 MI
- 2 Whole Foods Market
3640 NORTH HALSTED STREET, 0.5 MI
- 3 Target Grocery
3204 NORTH CLARK STREET, 0.8 MI
- 4 Trader Joe's
3745 NORTH LINCOLN AVENUE, 0.9 MI

🏋️ GYM

- 1 UFC GYM Wrigleyville
3519 NORTH CLARK STREET STE C201, 0.4 MI
- 2 Orangetheory Fitness
3738 NORTH HALSTED STREET #2, 0.4 MI
- 3 Om on the Range Yoga Studio
3759 NORTH RAVENSWOOD AVENUE #122, 0.8 MI

🎭 ENTERTAINMENT

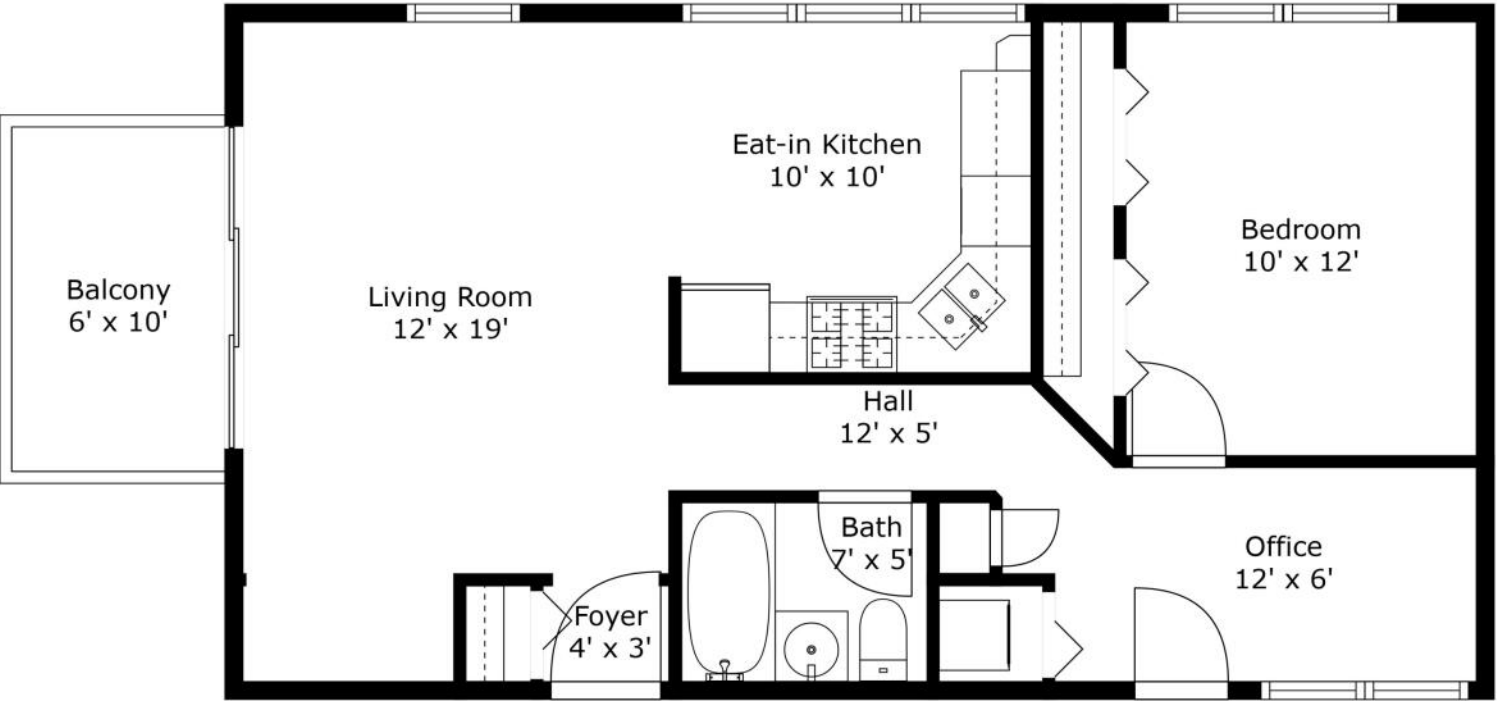
- 1 Music Box Theatre
3733 N SOUTHPORT AVE, 0.3 MI
- 2 Alamo Drafthouse Cinema Wrigleyville
3519 N CLARK ST SUITE C301, 0.4 MI

🚇 TRANSIT

- 1 Addison
CTA - RED LINE, 0.3 MI
- 2 Sheridan
CTA - RED LINE, 0.3 MI
- 3 Belmont
CTA - PURPLE LINE, 0.8 MI

🌳 PARKS

- 1 Gill Pool (Indoor)
825 WEST SHERIDAN ROAD, 0.4 MI
- 2 Sydney R. Marovitz Golf Course
3701 N RECREATION DR, 0.9 MI



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

