

1250 W VAN BUREN ST UNIT 1A
WEST LOOP



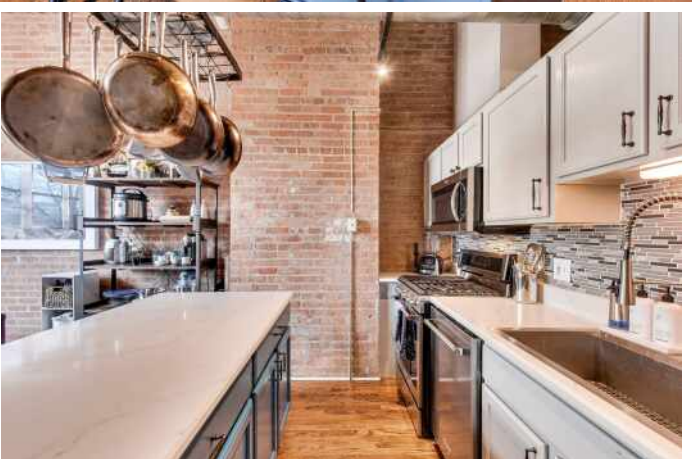
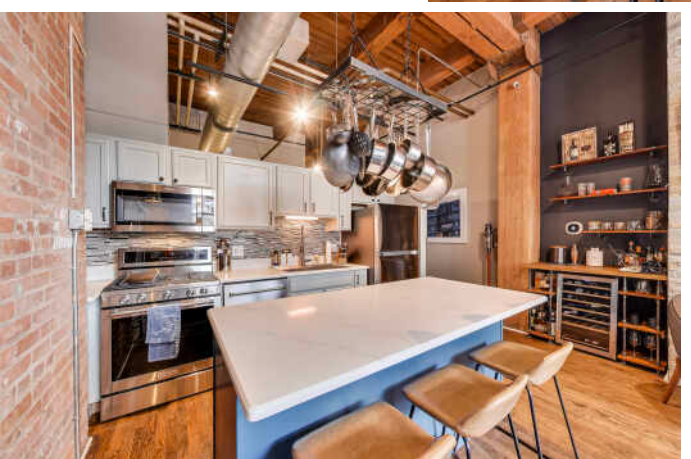
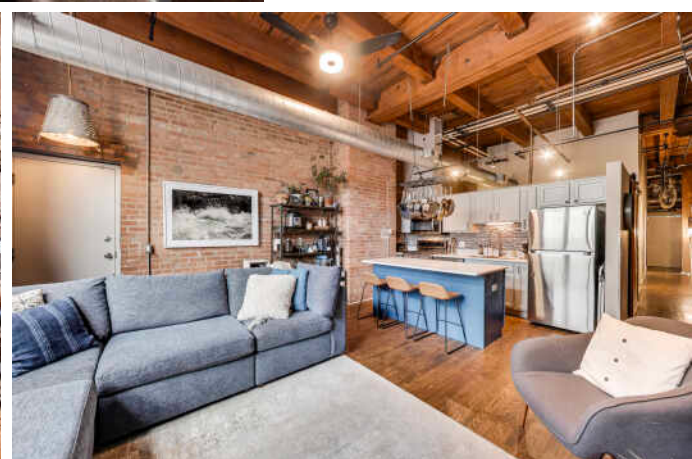
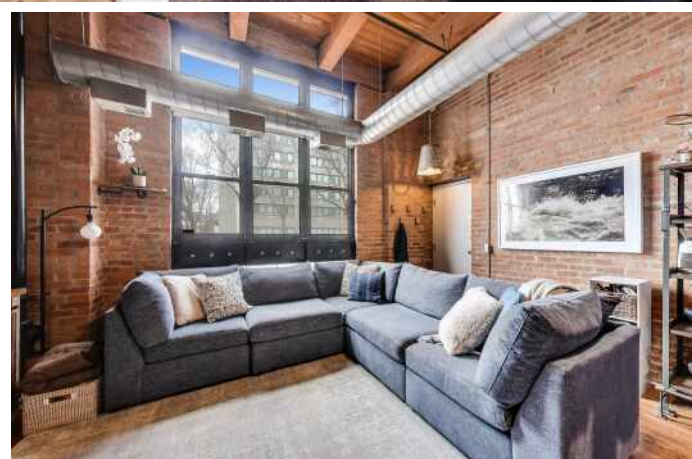


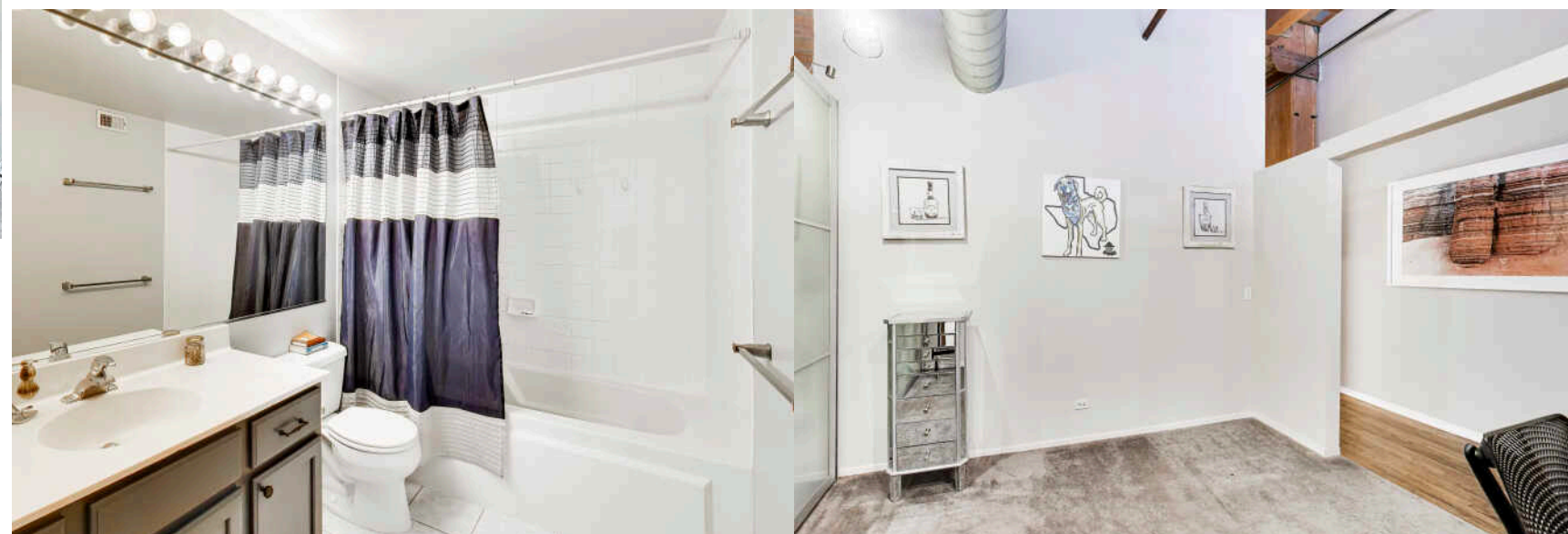
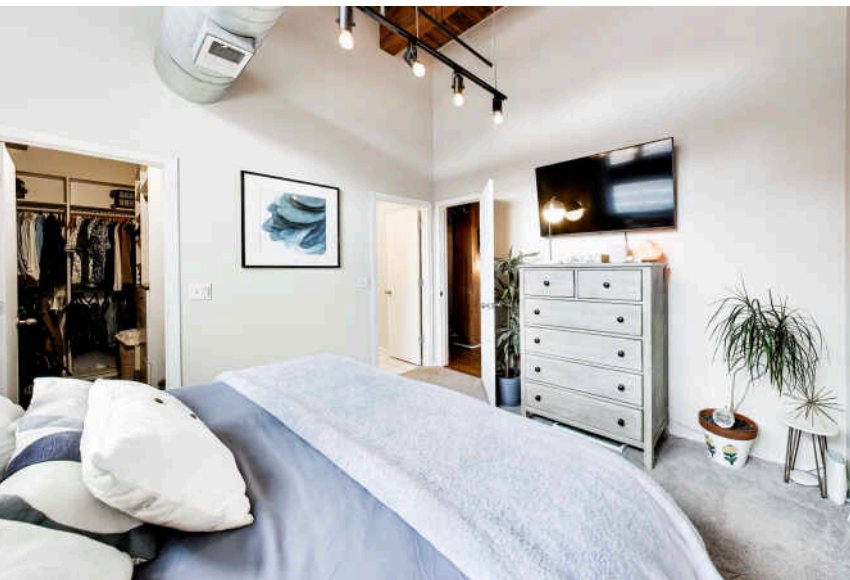
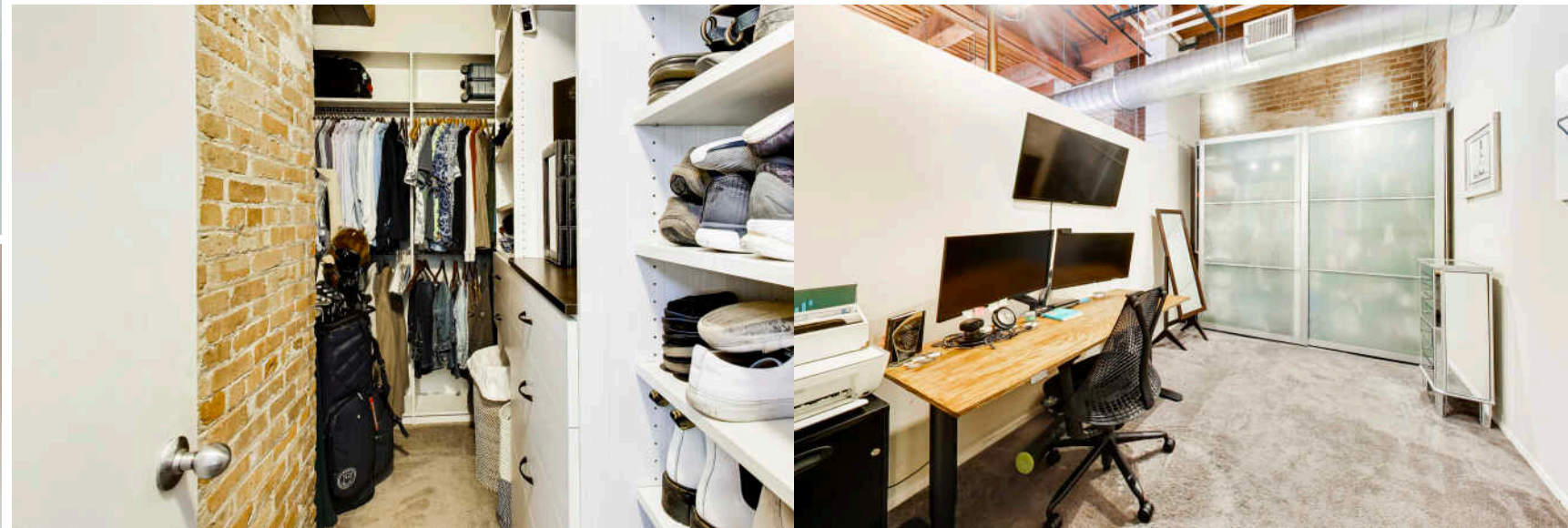
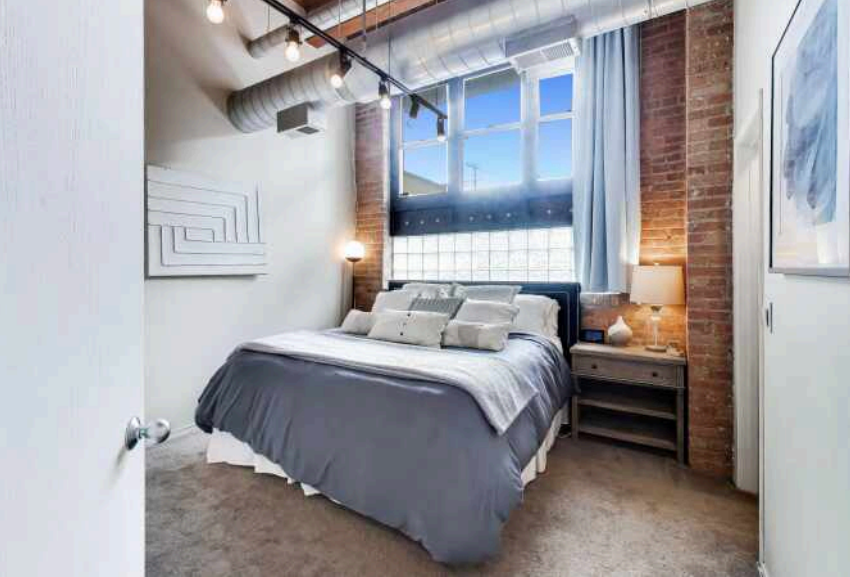
2 BEDROOM
2 BATH
TAXES: \$5,772.63
ASSESSMENTS: \$491.91

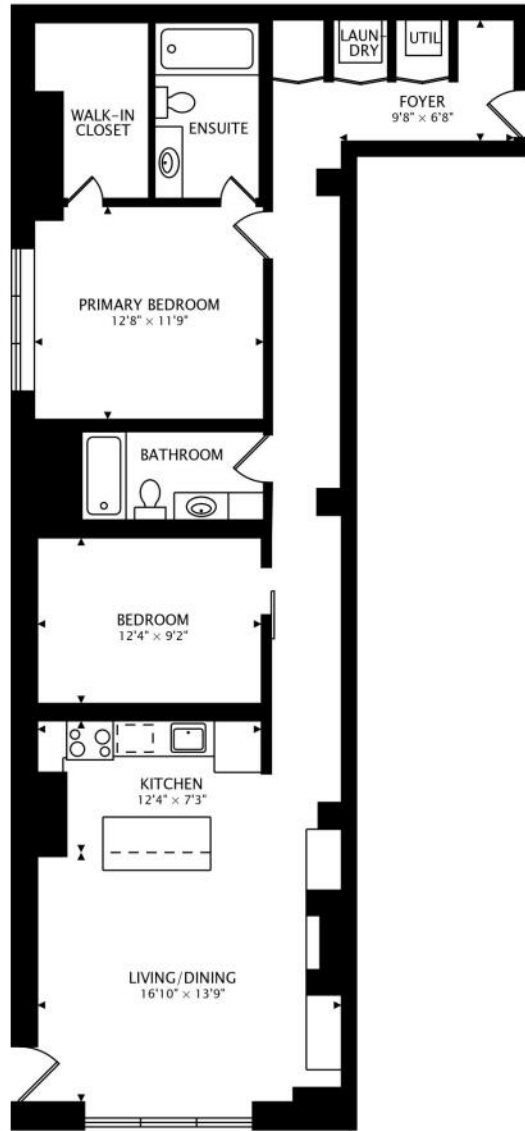
CHARACTER. LIGHT. SPACE.

True 2-bedroom, 2-bath timber loft in Vanguard Lofts that lives like a townhome, featuring a rare private, gated second entrance with direct access to parking and the sidewalk—no elevator required. This bright corner end-unit offers North and West exposures, soaring ~14' ceilings, exposed brick, timber beams, and an open-concept layout anchored by a gas fireplace and updated kitchen. The fully enclosed primary suite provides rare privacy for loft living, complete with a massive, fully built-out walk-in closet and en-suite bath. A well-sized second bedroom and additional full bath offer flexibility for guests, work-from-home, or both.

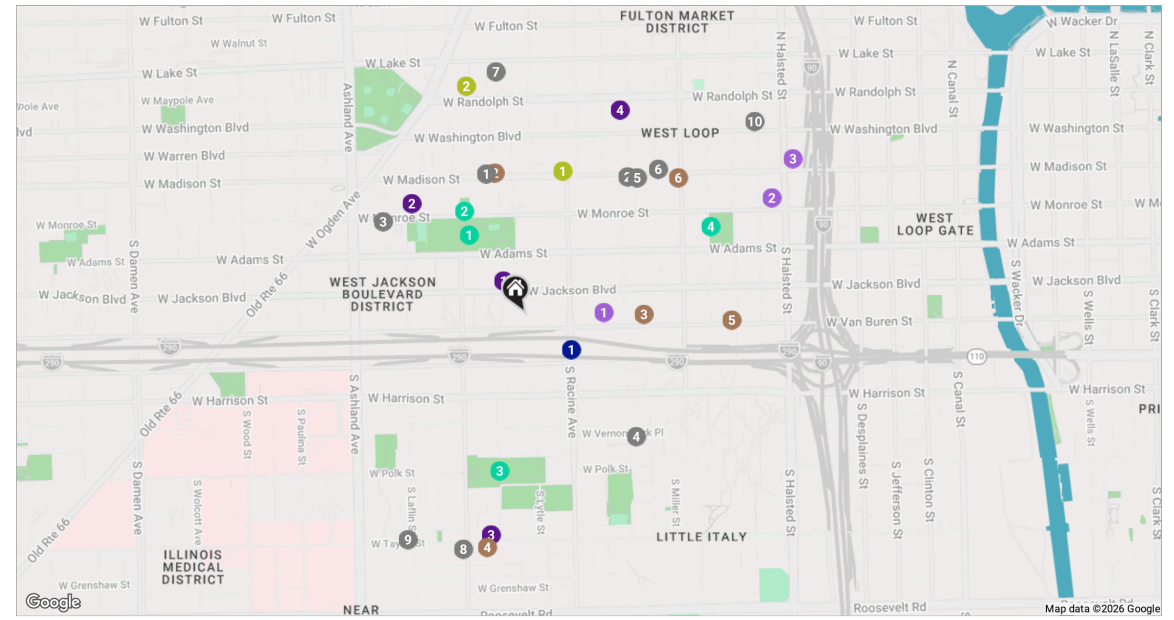
- Private, gated second entrance with direct access to parking and sidewalk
- Corner end-unit with North & West exposures and excellent natural light
- Fully enclosed primary suite with oversized, built-out walk-in closet
- Updated kitchen with quartz countertops and newer appliances (2024-2025)
- Gas fireplace with floor-to-ceiling stone surround and custom built-ins
- In-unit laundry (2025), updated furnace/AC (2022), and dedicated storage + bike room nearby
- Deeded exterior parking included in a pet-friendly building near Skinner Park, Fulton Market, and West Loop dining







1224 sq ft



RESTAURANTS

- 1 Ranalli's Pizza Bar - West Loop, Chicago
1326 W MADISON ST, 0.3 MI
- 2 Black Barrel Tavern
1061 W MADISON ST, 0.4 MI
- 3 FROTH
1515 W MONROE ST, 0.4 MI
- 4 Tufano's Vernon Park Tap
1073 WEST VERNON PARK PLACE, 0.4 MI
- 5 Cone Gourmet Ice Cream
1047 W MADISON ST, 0.4 MI
- 6 Monteverde Restaurant & Pastificio
1020 W MADISON ST, 0.5 MI
- 7 The Loyalist
177 N ADA ST, 0.6 MI
- 8 Stax Cafe
1401 W TAYLOR ST, 0.6 MI
- 9 Rosebud Taylor Street
1500 WEST TAYLOR STREET, 0.6 MI

COFFEE

- 1 Cafe L'Appetito
1258 W JACKSON BLVD, 0.1 MI
- 2 Nohea Cafe
1312 WEST MADISON STREET, 0.3 MI
- 3 Ancient Grounds Coffee
1050 W VAN BUREN ST, 0.3 MI
- 4 Sweet Maple Cafe
1339 WEST TAYLOR STREET, 0.5 MI
- 5 Ground Up Coffee & Bites
900 WEST VAN BUREN STREET, 0.5 MI
- 6 Starbucks Coffee Company
CORNER OF MADISON & MORGAN, 0.5 MI

GROCERY

- 1 Target Grocery
1101 WEST JACKSON BOULEVARD, 0.2 MI

GYM

- 1 Pure Barre
1170 WEST MADISON STREET, 0.3 MI
- 2 West Loop Athletic Club
1380 WEST RANDOLPH STREET, 0.5 MI

TRANSIT

- 1 Racine
CTA - BLUE LINE, 0.1 MI

PARKS

- 1 Skinner (Mark) Park
1331 WEST ADAMS STREET, 0.2 MI
- 2 The West Loop 569 Dog Friendly Area
1358 WEST MONROE STREET, 0.3 MI

SERVICES

- 1 Chicago Police Chaplains Unit
1300 WEST JACKSON BOULEVARD, 0.1 MI
- 2 Chicago Fire Department Engine 103
25 SOUTH LAFLIN STREET, 0.4 MI
- 3 Little Italy Branch, Chicago Public Library
1336 WEST TAYLOR STREET, 0.5 MI
- 4 West Loop Branch, Chicago Public Library
122 NORTH ABERDEEN STREET, 0.5 MI



FEW NEIGHBORHOODS HAVE UNDERGONE A TRANSFORMATION QUITE LIKE THE **WEST LOOP.**

What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago - and it's shown no sign of slowing down.

The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.

In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center - home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

With easy access to CTA stops and Ogilvie Transportation Center, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



ABBY KELLEY

312.856.4074

ABBYKELLEY@ATPROPERTIES.COM

ABBYKELLEY.COM

INSTAGRAM: ABBYLKELLEY

