

1323 W FOSTER AVENUE
ANDERSONVILLE



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOMS : 11.5' x 12.6'

KITCHENS : 8.7' x 11.5'

DINING ROOMS : 11.8' x 11.7'

PRIMARY BEDROOMS : 12' x 11'

BEDROOMS 2 (UNITS 2 & 3) : 11.1' x 12.1'

DENS (UNITS 2 & 3) : 6.11' x 10.2'

REAR DECKS : 11' x 11'

CLASSIC THREE-UNIT GRAYSTONE

Gut rehab in 2012 included new tearoff roof, deck and fence replacement, tuckpointing, all new electric and plumbing, full window replacement, new HVAC systems and full renovation of the three units.

These bright, beautiful homes overlook the stately residences of the Lakewood Balmoral Historic District. Ideally located just steps to Red Line/bus stops; Andersonville shopping, restaurants; and lakefront beaches, parks and trails.

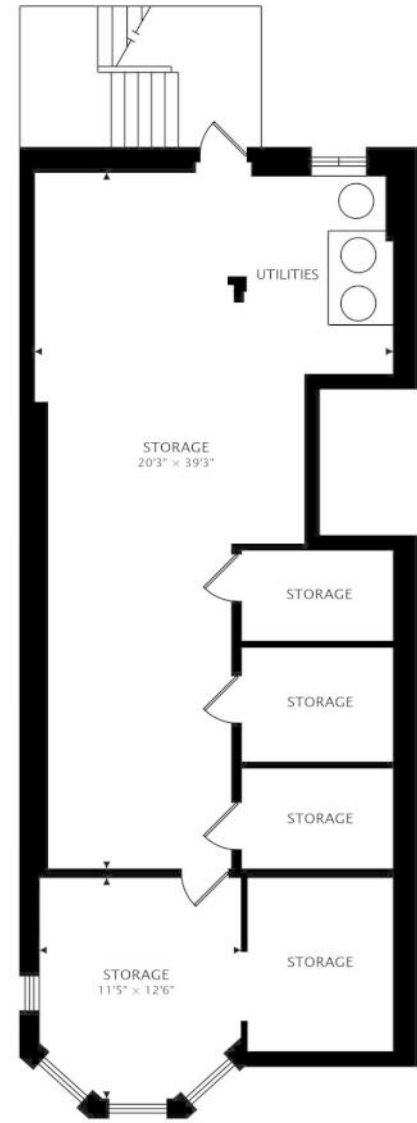
- Homes have high ceilings, hardwood floors, GFA heat, central air, in-home laundry, family/dining room and large rear decks
- Units 2 & 3 also have a den/office area
- Kitchens outfitted with wood cabinetry, S/S appliances including dishwasher and stainless countertops
- Baths finished with pedestal sink, tub/shower combo with subway tile, and Penny Round tile floor
- Full, heated, dry, unfinished basement with utility sink, three water heaters and four electric panels
- Three car parking
- Rents INCLUDE parking + large, individual storage rooms
- Projected annual income \$96,000 with market rents: unit 1-\$2,450; unit 2-\$2,750; unit 3-\$2,800

5 BEDROOM

3 BATH

TAXES: \$11,926.61 NO EXEMPTIONS





Basement
1082 sq ft BELOW GRADE



Unit 1
1216 sq ft

Sep 2020-Aug 31, 2025
\$1,495/mo



Unit 2
1235 sq ft

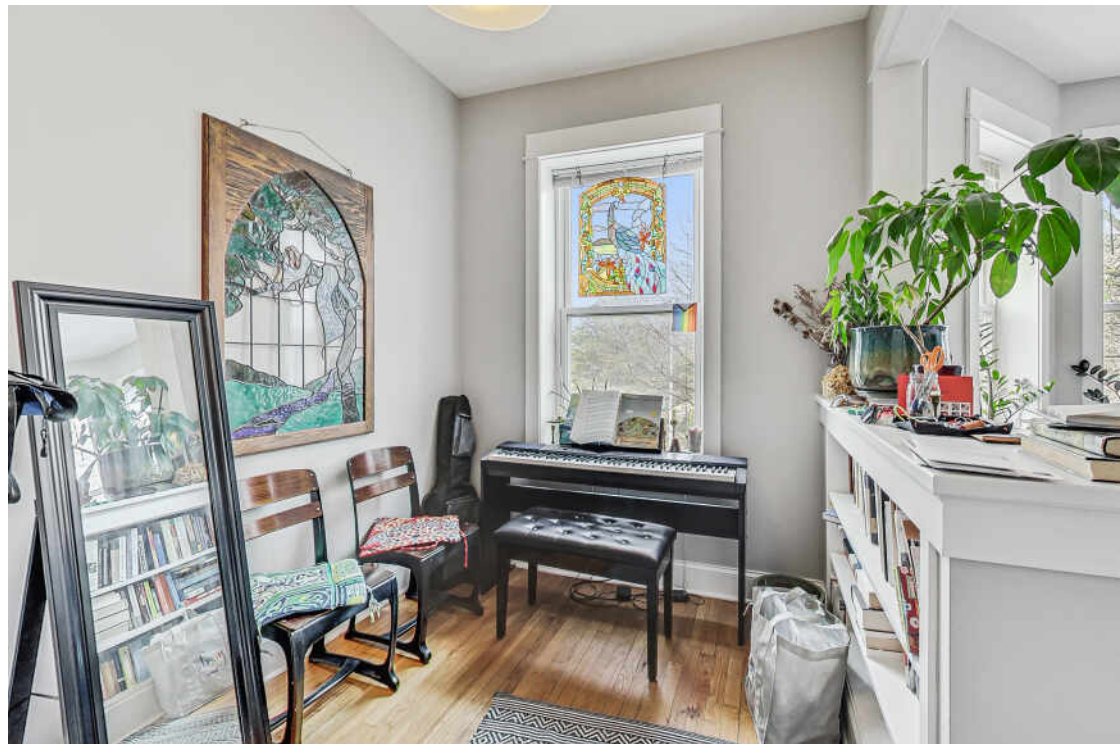
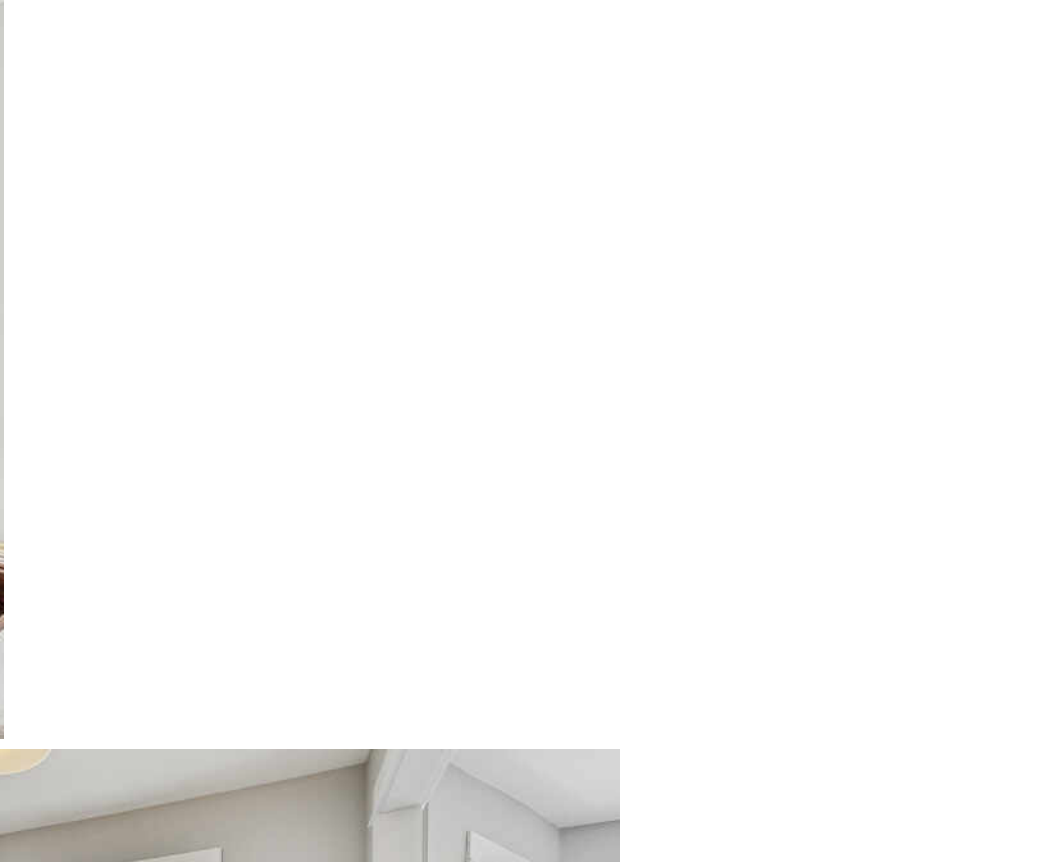
Aug 2023-July 31, 2025
\$1,595/mo



Unit 3
1238 sq ft

May 2022-Apr 30, 2025
\$1,595/mo









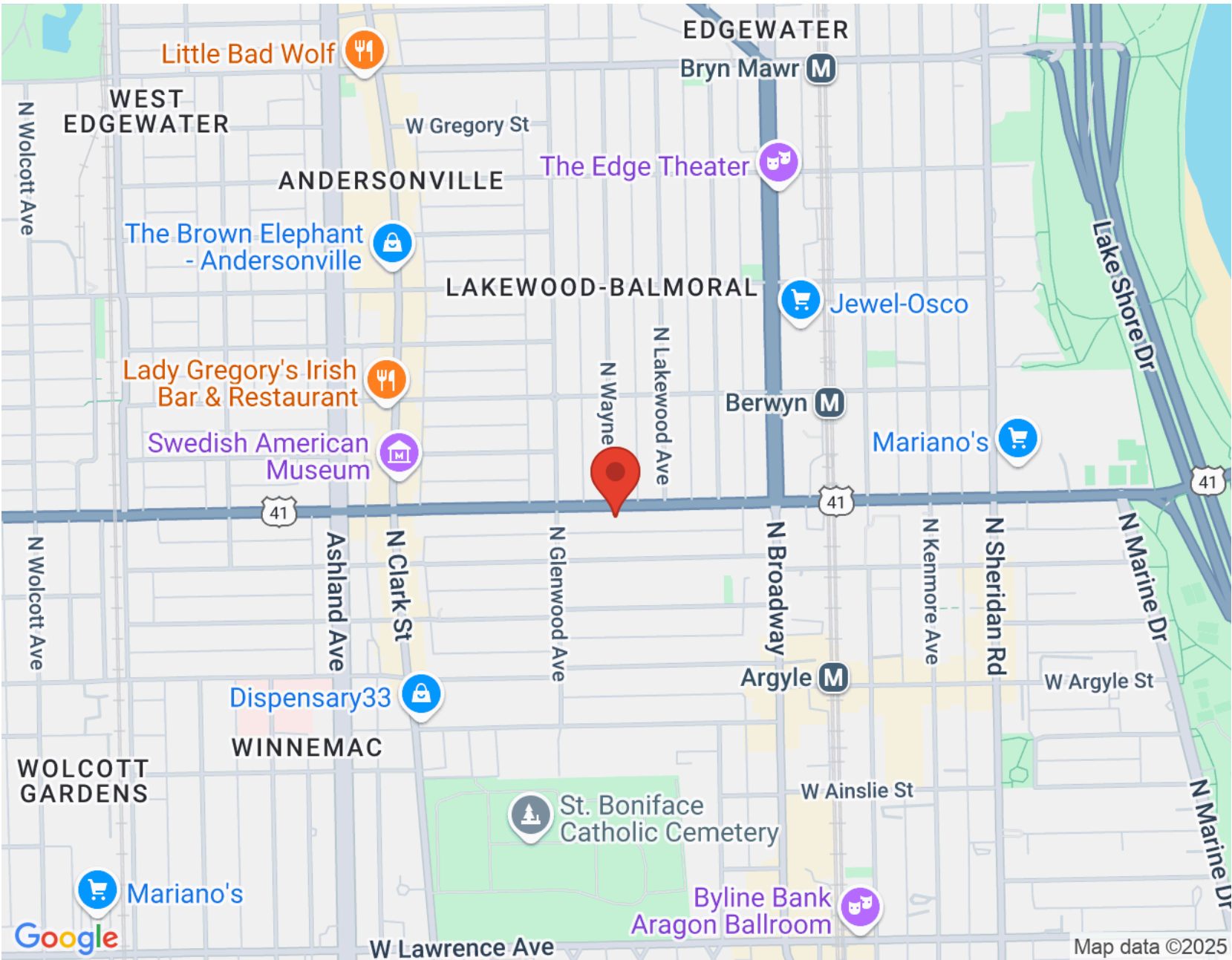
JUST BLOCKS FROM THE LAKEFRONT,
ANDERSONVILLE OFFERS RESIDENTS A
VIBRANT, SELF-SUSTAINING COMMUNITY
ON CHICAGO'S NORTH SIDE.

At the forefront of the “shop local” movement, the historic and bustling business district along Clark Street is a mecca of locally owned businesses including independent shops, restaurants, bars, and bistros. Residents can find almost everything nearby, from the grocery store and dentist to fine art and antique shops.

Tree-lined streets, playgrounds, and parks make Andersonville a popular place to call home. Housing includes a mix of handsome greystone two- and three-flats, 1920s walk-ups, redbrick apartment complexes, and large single-family homes. Buyers can also find gut rehabs and beautiful new construction homes with backyard gardens.

In addition to dinner, cocktails, music, magic, and the Andersonville Farmers Market, residents can enjoy al fresco dining with plenty of dog-friendly patios. Andersonville also hosts one of Chicago's most popular street festivals, Midsommarfest.

The neighborhood is accessible by express buses, the “L,” and Lake Shore Drive.



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