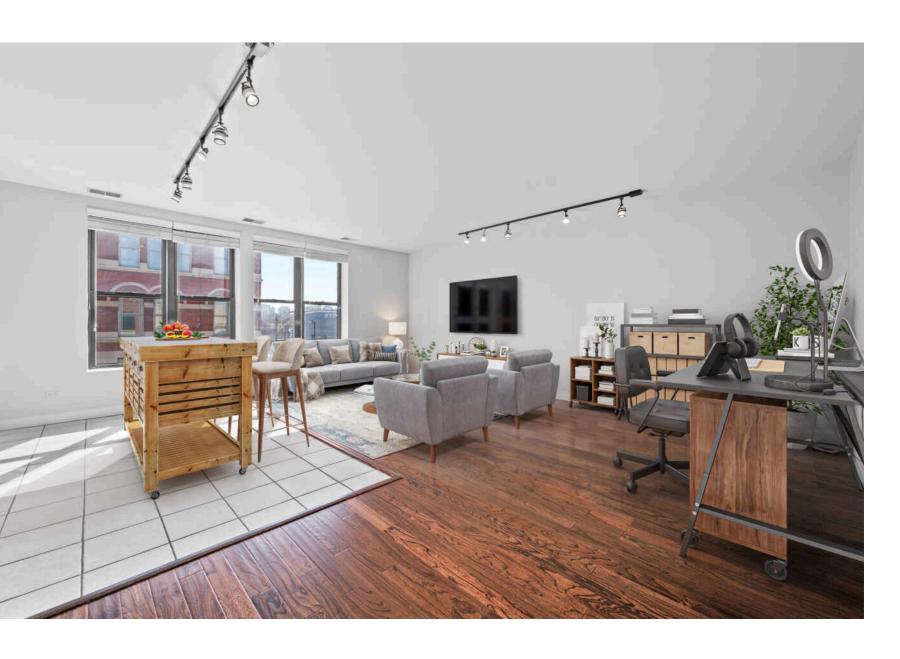
# 1600 N HALSTED STREET #3E

LINCOLN PARK







# SPACIOUS TOP-FLOOR CONDO

Welcome to this bright and inviting 1-bedroom, 1-bath top-floor condo in the heart of Lincoln Park. Set in a boutique 20-unit elevator building, this southeast corner unit offers stunning city skyline views and excellent natural light throughout the morning.

### Highlights include:

- Open-Concept Living: Spacious layout with engineered wood floors and a flexible living area that easily fits a sectional plus a dining table or home office setup.
- Updated Kitchen: Features stainless steel appliances, granite countertops, wood cabinetry, tile backsplash, and space to add an island or mobile prep station.
- Comfortable Bedroom: Generously sized with a full wall of closets for ample storage.
- Convenient Amenities: In-unit laundry, central air, and two dedicated storage cages located outside the unit.
- Pet & Investor Friendly: Professionally managed building with no rental cap, perfect for owners or investors.
- Prime Location: Steps from Whole Foods, Trader Joe's, dining, nightlife, and shopping.
- Easy Transit Access: Across the street from the CTA Red Line at North/Clybourn and a 15-minute walk to the Brown Line at Armitage.

1 BEDROOM 1 BATH

TAXES: \$5,063.54 ASSESSMENTS: \$304



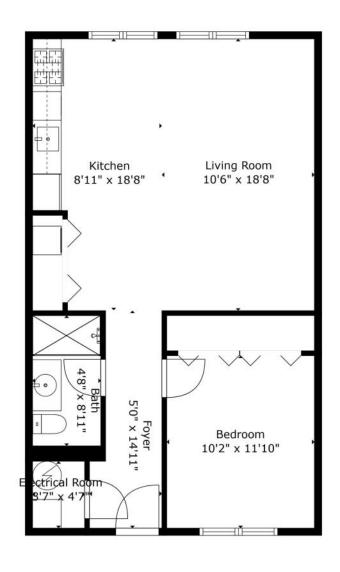












Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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# FROM THE ARTS TO ITS FAMED ZOO RIGHT IN THEIR BACKYARD.

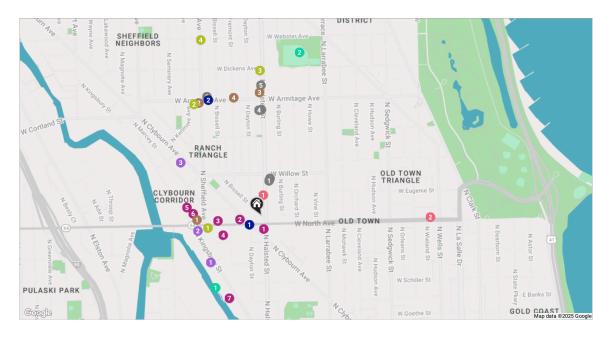
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

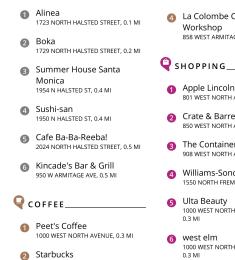
An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.





1001 WEST ARMITAGE AVENUE, 0.5 MI

RESTAURANTS\_

GROCERY\_

**Q** GYM\_

- Whole Foods Market 1550 NORTH KINGSBURY STREET, 0.3 MI
- Wild Fork 1001 WEST NORTH AVENUE, 0.3 MI
- Trader Joe's 1840 NORTH CLYBOURN AVENUE, 0.4 MI

FFC Lincoln Park

Studio Fit Chicago

0.2 MI

Pure Barre

Park

939 WEST NORTH AVENUE SUITE 300,

1011 WEST ARMITAGE AVENUE, 0.5 MI

2058 NORTH HALSTED STREET, 0.6 MI

959 WEST WEBSTER AVENUE, 0.8 MI

CorePower Yoga - Lincoln

- Crate & Barrel 850 WEST NORTH AVENUE, 0.1 MI
- The Container Store 908 WEST NORTH AVENUE, 0.2 MI

1 Apple Lincoln Park 801 WEST NORTH AVENUE, 0.0 MI

Blue Door Farm Stand

La Colombe Coffee

Workshop

2010 NORTH HALSTED STREET, 0.5 MI

858 WEST ARMITAGE AVENUE, 0.5 MI

- Williams-Sonoma 1550 NORTH FREMONT STREET, 0.2 MI
- 6 Ulta Beauty 1000 WEST NORTH AVENUE STE D103, 0.3 MI
- 6 west elm 1000 WEST NORTH AVENUE STE B, 0.3 MI
- PEI 905 W EASTMAN ST, 0.4 MI

## @ ENTERTAINMENT\_\_\_\_\_

- Steppenwolf Theatre Company 1650 NORTH HALSTED STREET, 0.1 MI
- 2 The Second City 230 WEST NORTH AVENUE, 0.7 MI
- TRANSIT\_
- North/Clybourn
   CTA RED LINE, 0.1 MI
- 2 Armitage CTA BROWN LINE, 0.5 MI
- PARKS\_
- 1440 NORTH KINGSBURY STREET,
- Oz Park 2021 NORTH BURLING STREET, 0.7 MI

NOTES			

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## TIM MCLOUGHLIN

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