

165 N CANAL STREET #1227
FULTON RIVER DISTRICT





LOVE WHERE YOU LIVE

Come see this bright southwest-facing corner 2 bedroom 2 bath unit that overlooks the popular West Loop! This desired open-concept unit is drenched in sunlight & boasts tall ceilings, large windows, and a rare southwest-facing balcony with unobstructed views, perfect for those beautiful city sunsets.

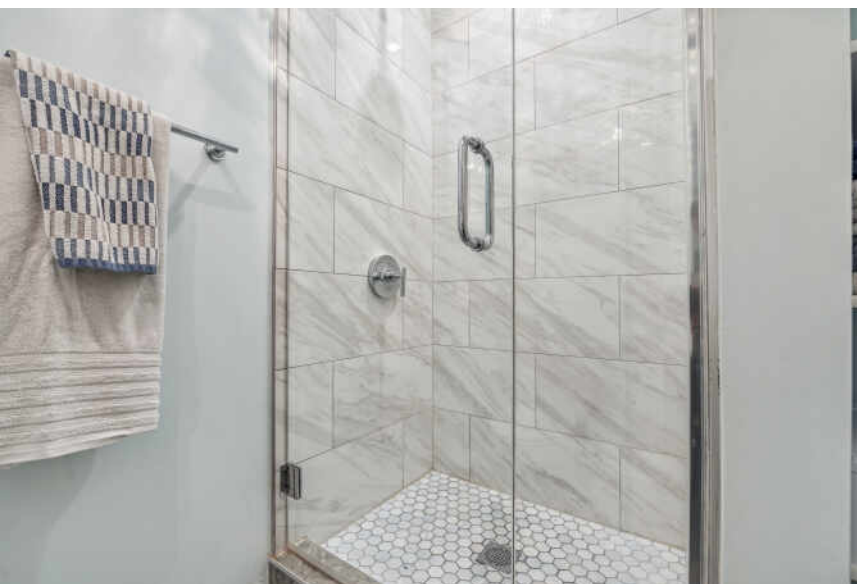
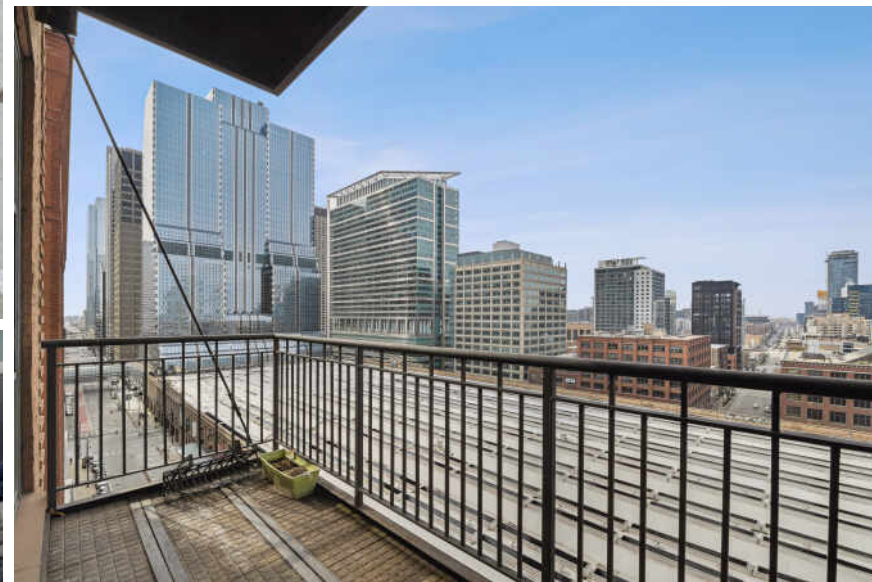
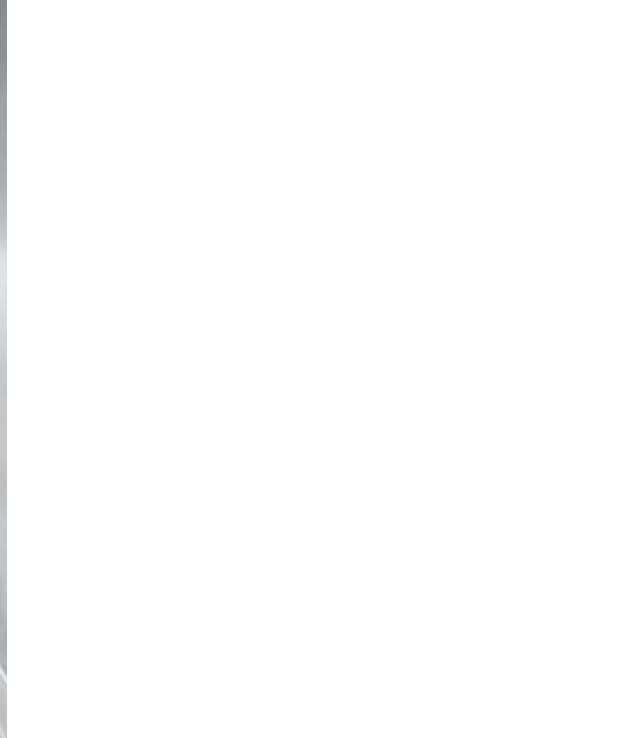
The kitchen features 42" cabinets, granite countertops, stainless steel appliances, and an expansive island with plenty of room for seating. Entertained guests in this massive shared living/dining room that can also be used as a flex home office space.

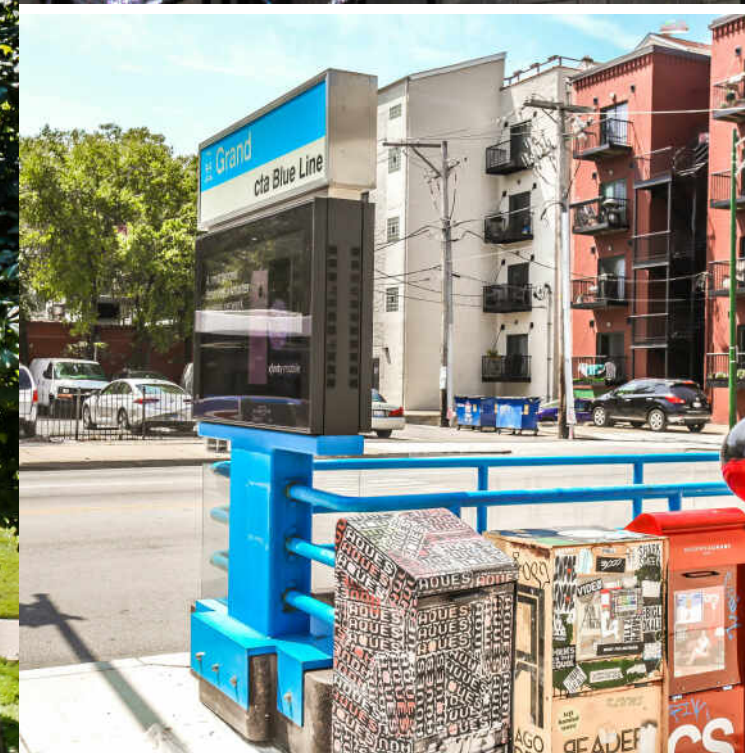
The primary bedroom has exterior windows -- rare for a loft unit, plus an en-suite with double vanities and a separate shower. The enclosed second bedroom has ample closet space and custom doors.

Take advantage of an in-unit washer and dryer & additional closet space. Want more? A 20x15 bonus room across that hall from the unit can be used as a home gym, golf simulator, office, entertainment area, or storage!

This financially healthy building has over \$3M in reserves, and the amenities include a 24-hour doorman, gym, spa, and restaurant. This location is steps to downtown, East Bank Club, Fulton Market, River North, West Loop, the French Market, river walk, bars, restaurants, public transportation, and the highway. Heated garage parking spot sold separately for \$35K.







THIS DOWNTOWN POCKET SERVES AS THE LINK BETWEEN CHICAGO'S BUSTLING LOOP AND THE RAPIDLY DEVELOPING FULTON MARKET DISTRICT NEIGHBORHOOD IN THE WEST LOOP .

A sea of cyclists can be seen each morning riding down Milwaukee Avenue, sharing the road with commercial vehicles and cement trucks, illustrating this area's quickly evolving reputation from a 20th century industrial zone to one with glassy high-rises and posh restaurants and nightclubs.

Due to its industrial building stock, the Fulton River District is known for its swank loft condominiums and trendy open floor plan warehouse-to-office conversions. But there's been a flood of new construction in recent years, bringing hundreds of new upscale apartments and much needed retail to main corridors along Grand and Milwaukee avenues. One notable holdout throughout the years is the old Blommer Chocolate Factory, whose presence is evident by the thick smell of freshly processed cocoa beans.

Transit connectivity is bolstered by the Grand Blue Line station, bus routes along Milwaukee and Grand avenues, and quick access to commuter rail service at Ogilvie and Union stations. New sections of riverwalk are created in conjunction with continued development along the riverfront as per official Chicago River Corridor design guidelines and standards first adopted in 2005 and further revised in 2019.



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