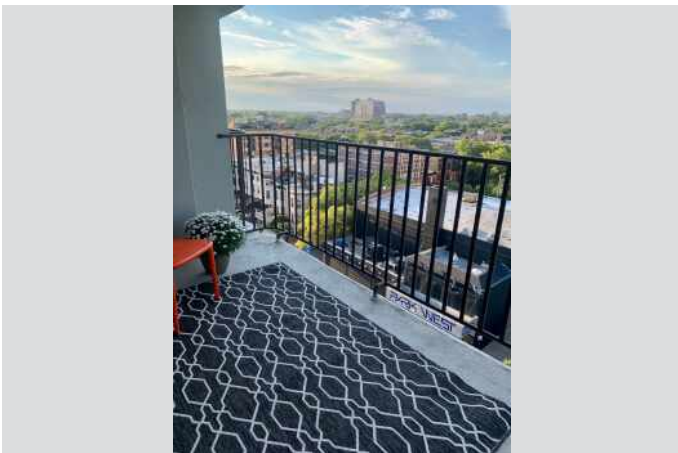


1960 N LINCOLN PARK WEST, #1001

LINCOLN PARK

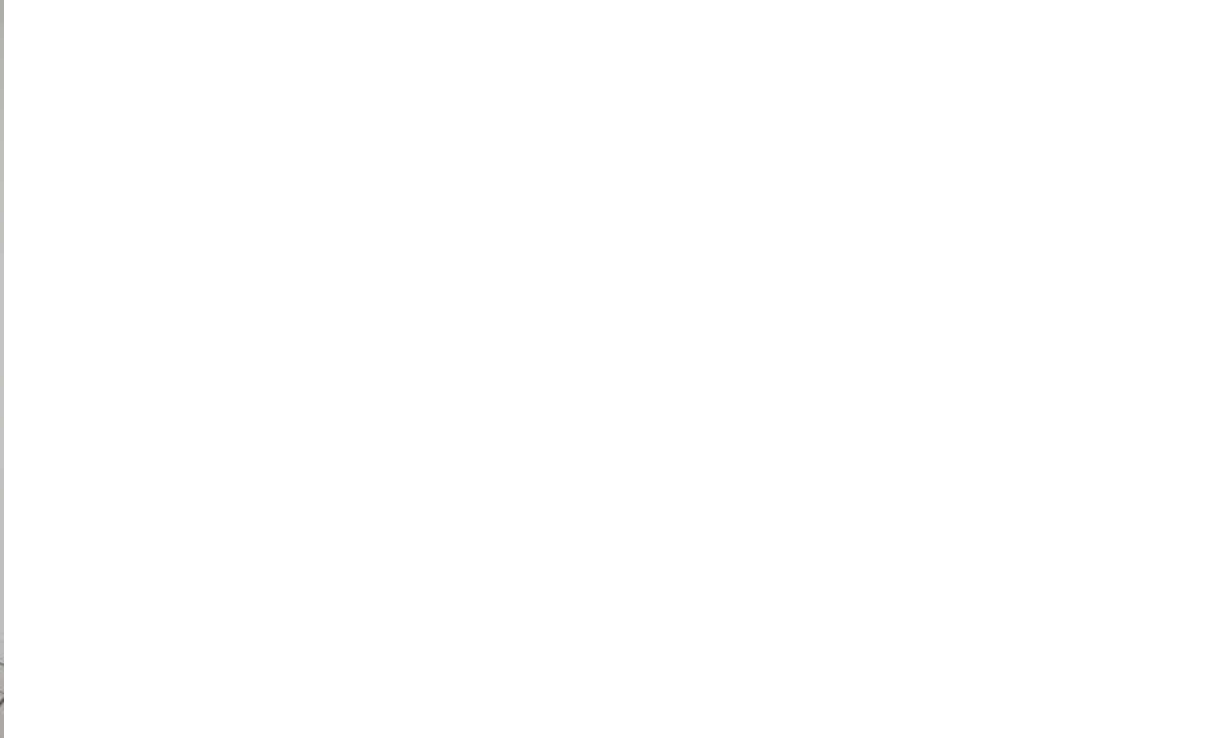


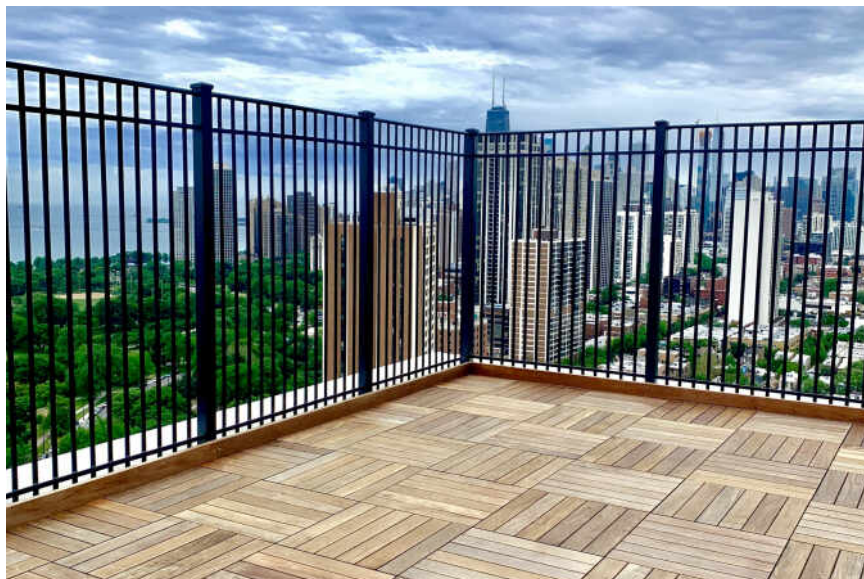
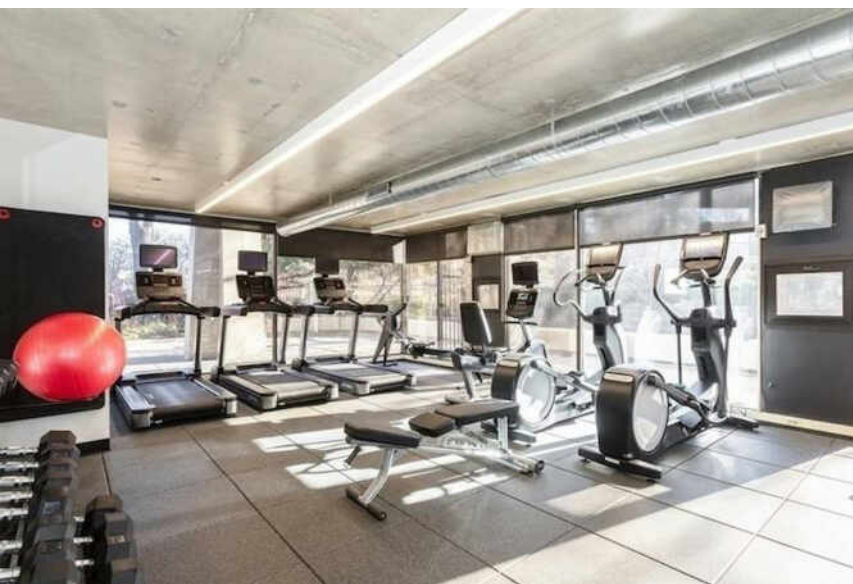
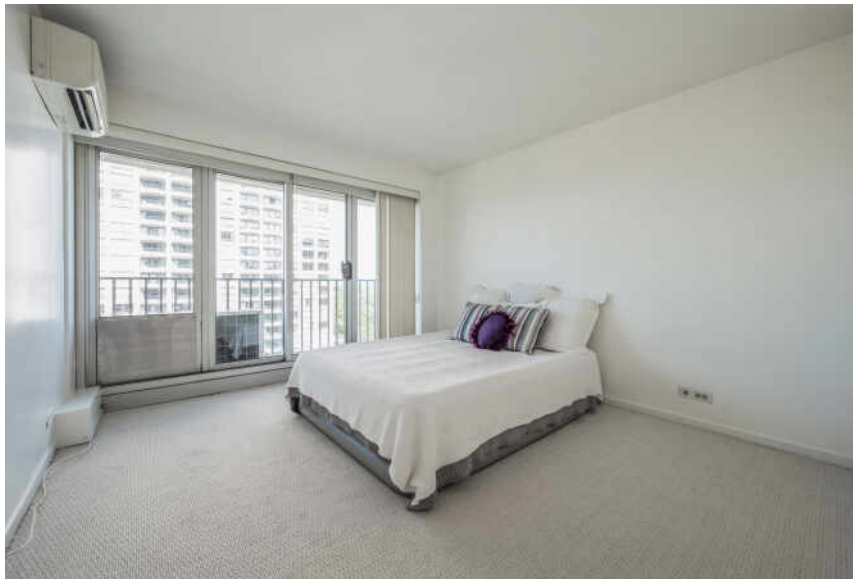


LOCATION, LOCATION, LOCATION

LAKE & PARK VIEWS FROM YOUR HUGE 10th FLOOR BALCONY. This one bedroom plus office nook was upgraded with sliding doors to both balconies (current cost around 28k). Central air conditioning added--condenser on the bedroom balcony and 2 wall-mounted units. Kitchen was opened and is light and bright! White 42" cabinetry, tile backsplash, island, and white appliances--including a GAS oven/range, dishwasher, microwave & refrigerator. Cute white bathroom has a step-in shower with sliding doors (no tub). Sept 2022 updates: New carpeting in living room and bedroom. New bathroom vanity mirror and lighting. New ceiling fan/light in dining area. Fresh white paint throughout. Assessment includes: Heat, cooking gas, RCN cable with TIVO, 600 mb internet, water, garbage, recycling, and common area amenities. (You will only pay electricity) Building amenities included: Gorgeous outdoor pool, plaza, water feature, NEW and expanded rooftop deck, NEW party room, rooftop laundry facilities with an app to check availability/vend machines, updated workout room, receiving room, 24/7 onsite door-staff, 24/7 maintenance crew, and 2 on-site property managers (First Service Residential). Divvy bikes and public transportations are in front and across the street (Bus lines-22,36,151,156,74). Garage rental options via different owners (normally \$250/mo) in the building or plenty of free or permit parking on various streets. Pet-friendly with NO weight limit. Investor-friendly. (All rentals must be 1 yr MIN--NO air bnb, etc). Approximately 3 Million in cash, operating accounts, and reserves. No special assessments planned or pending. Seize the day!

1 BEDROOM
1 BATH







LINCOLN PARK RESIDENTS HAVE IT ALL - 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.



NOTES _____



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