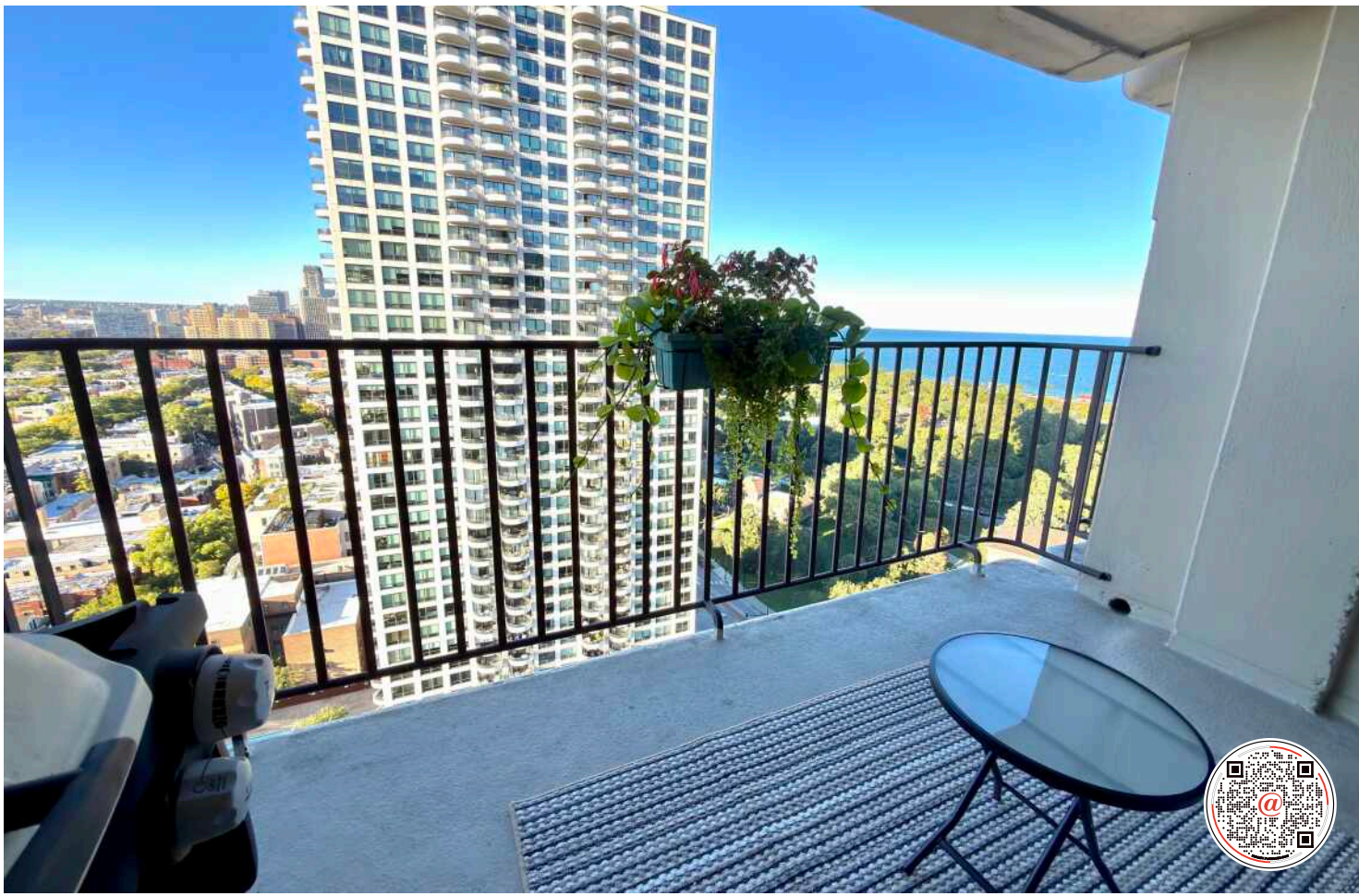
1960 N LINCOLN PARK WEST, #2601

LINCOLN PARK



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***EAST LINCOLN PARK, FULL AMENITY CONDO BUILDING ***1 bedroom plus office (or storage)--Enjoy the view in sought after Lincoln Park Tower, directly across from Lincoln Park, Lincoln Park Zoo, and North Ave Beach. This spacious home has lovely lake and park views from your extra large balcony (gas grills allowed). All day natural light floods into your combined living and dining area. Watch the sun rise over the lake from your bedroom. Stylish, "Studio 41" bathroom with gorgeous step-in shower, Trova 2-outlet thermostatic w/built-in diverter, Rainfall shower head, and separate shower wand. Aquarius Signature 30" white vanity, Kohler storage mirror, Kohler toilet, Artos matte black hardware, and black lighting fixture (ALL 2022). The kitchen is partially open to dining/living area--featuring BRAND NEW LG STAINLESS STEEL APPLIANCES (Oct 2026) -- including a gas oven/range, refrigerator, microwave, and dishwasher. Hardwood flooring throughout. Double closet at entry and in the bedroom. 2 NEW GE/LG air conditioning units with remotes (Oct 2026). Assessment includes: heat, cable (305 channels & Tivo), High speed internet/WI-FI, cooking gas (gas range/oven), water, garbage, recycling, reserves. You will ONLY pay electric! Building has it all: Two onsite managers, gorgeous 85- degree heated outdoor pool, rear plaza with water feature, workout room, 24/7 doorstaff, Amazon hub/receiving room, dry-cleaning service, 24/7 maintenance, rooftop laundry (w/ app to check/vend machines/see how many machines avail, etc), fabulous rooftop party room, expanded roof top deck with new furniture (2026). Free wifi at the pool, party room, and laundry room. Bus lines: 22/36/151/156/73 -across the street. Divvy Bikes in front of the building. Enjoy Lincoln Park, Nature Boardwalk, LP Zoo, North Ave Beach --all across the street. 4 blocks to Old Town---The Second City, fabulous restaurants, coffee shops, and more. Plenty of free and zoned street parking ($25/yr--add to your city sticker). Garage parking in the building may be available to rent through other owners (currently 1 spot available!). No rental cap--Investor friendly--all leases must be 1 yr minimum. NO short term rentals allowed. Pet friendly with no weight limit or breed restrictions. 62% owner occupied. No special assessments planned or pending. Approximately 7 Million in reserves, cash, and operating accounts.

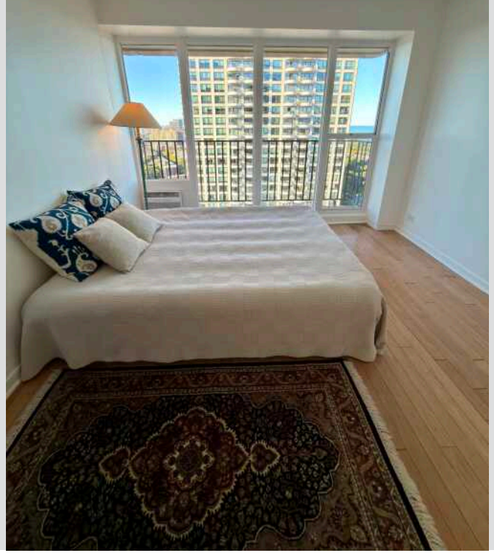


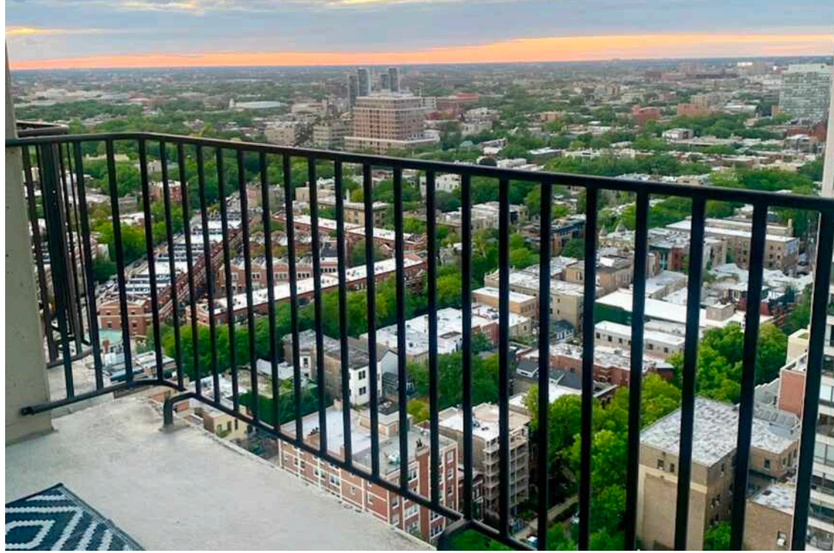


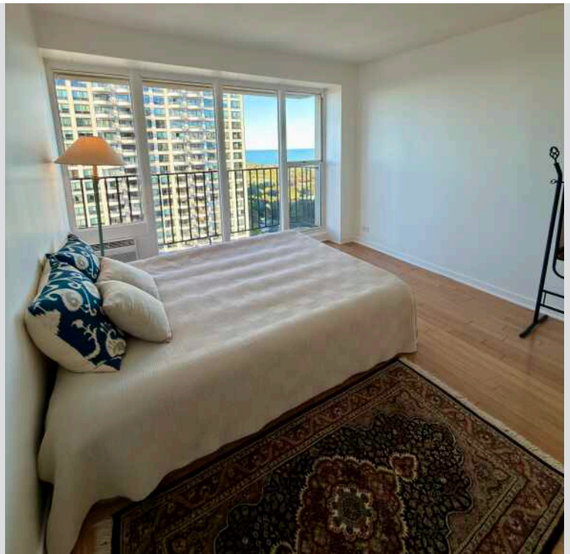




















LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

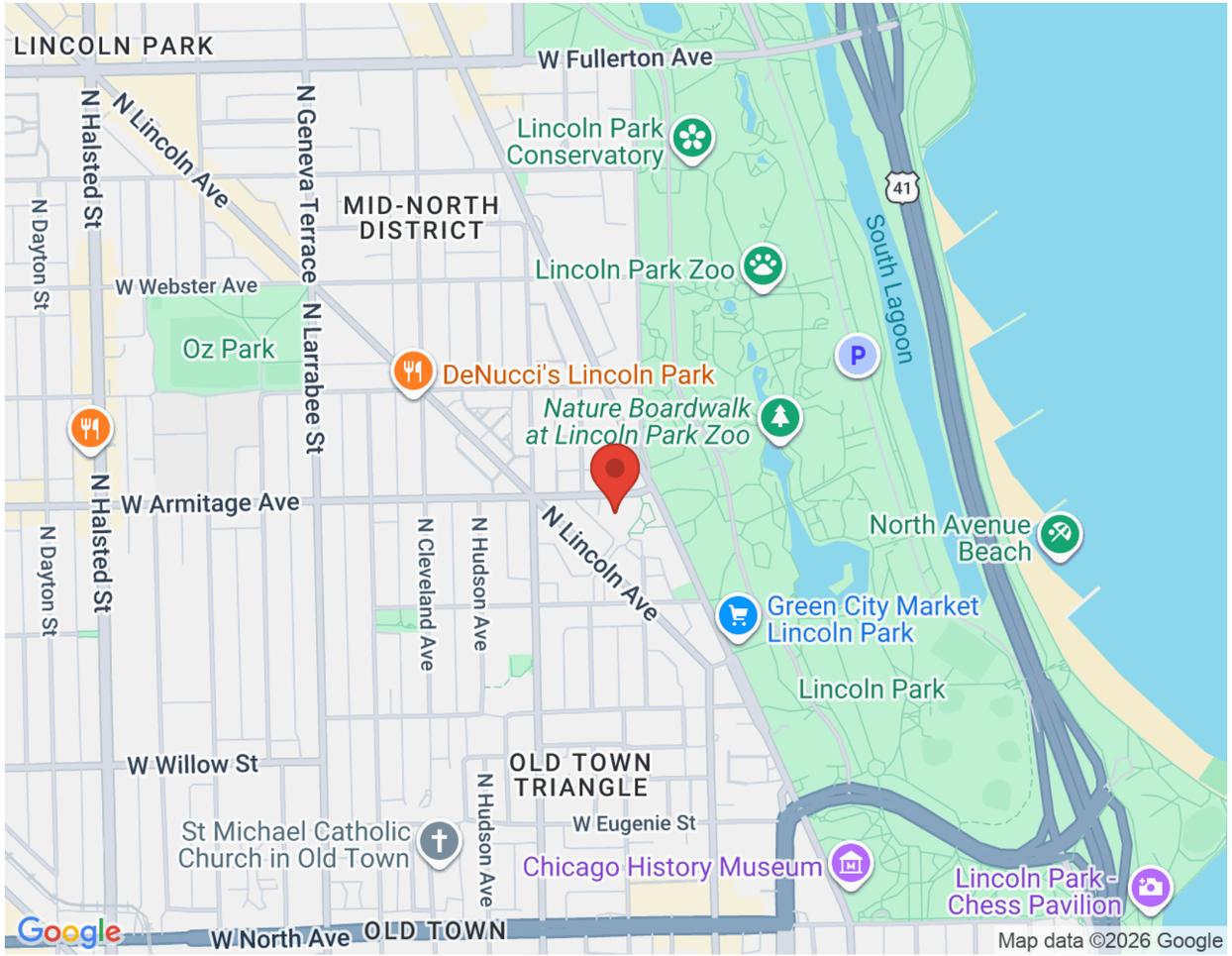
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

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.

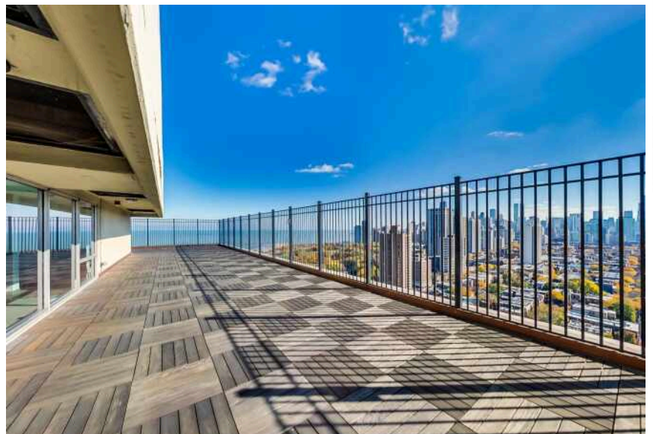
Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

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.


LINCOLN PARK
W Fullerton Ave
N Halsted St
N Lincoln Ave
N Geneva Terrace
Lincoln Park Conservatory
MID-NORTH DISTRICT
41
South Lagoon
N Dayton St
W Webster Ave
Lincoln Park Zoo
Oz Park
DeNucci's Lincoln Park
Nature Boardwalk at Lincoln Park Zoo
N Larrabee St
W Armitage Ave
North Avenue Beach
N Cleveland Ave
N Hudson Ave
Green City Market Lincoln Park
Lincoln Park
W Willow St
OLD TOWN TRIANGLE
W Eugenie St
St Michael Catholic Church in Old Town
Chicago History Museum
Lincoln Park - Chess Pavilion
Google
W North Ave
OLD TOWN
Map data ©2026 Google


LINCOLN PARK TOWER









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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.