

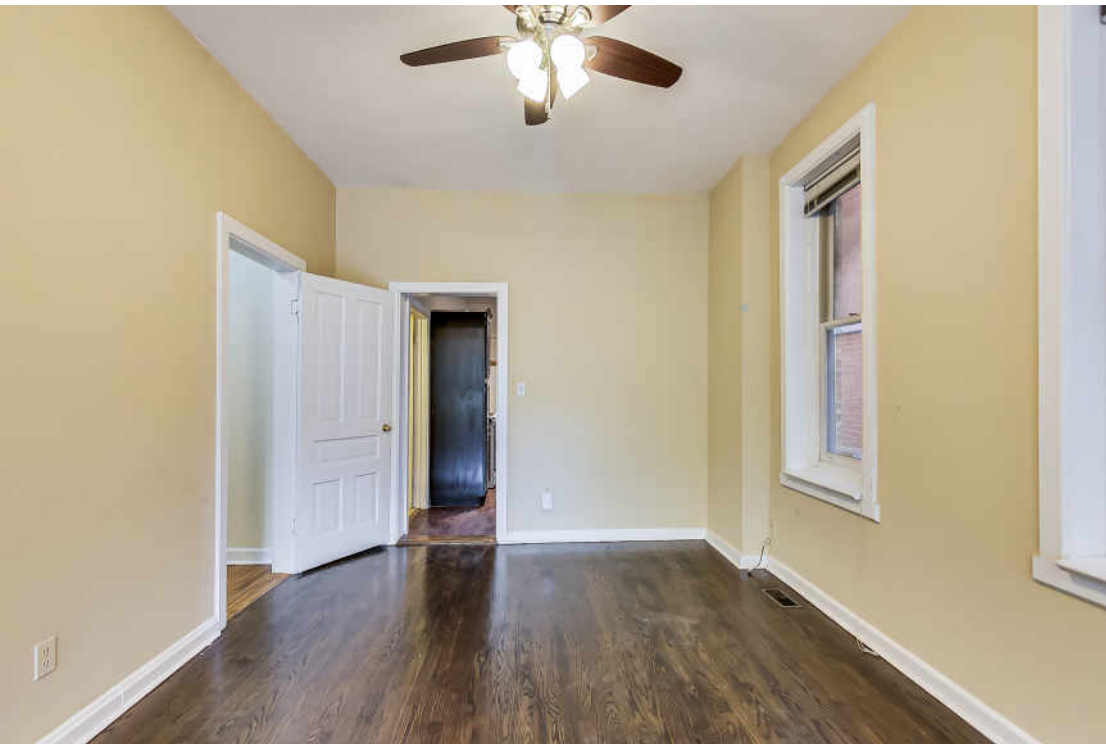
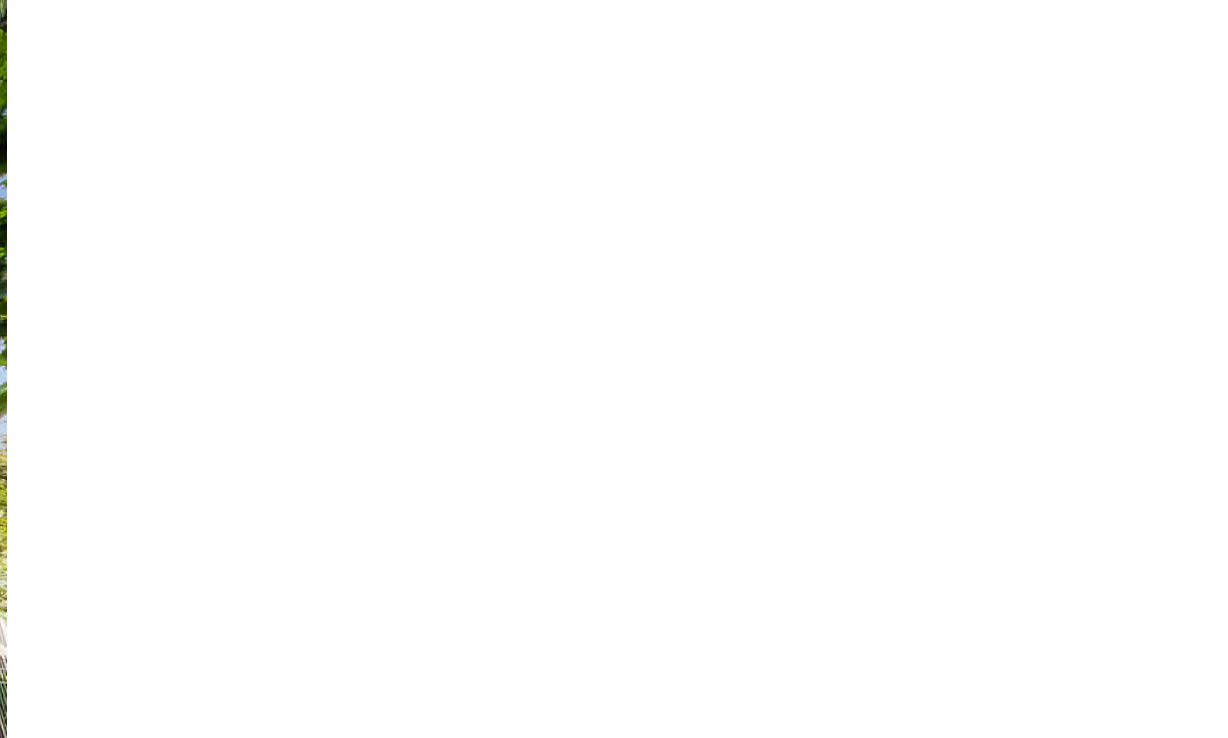
2 UNIT @ 2018 W HOMER STREET
BUCKTOWN





2 FLAT IN AMAZING BUCKTOWN LOCATION

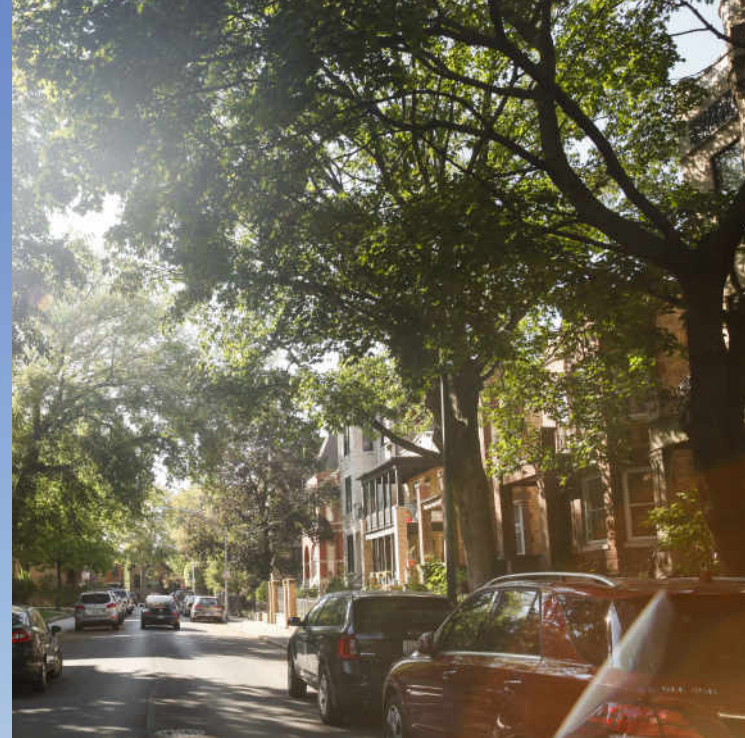
Solid and well maintained solid brick 2-flat just off of Damen and Armitage in Bucktown. Many updates over the years with blend of new and vintage character. 2015 renovation of kitchens and baths in both units. New granite counters, fixtures and flooring. New copper risers in both bathrooms and new tile and light fixtures. New siding and rear porch windows in 2019. New roof layer in 2015 - white coated rubber in 2016 on main roof and 25 year shingles on garage. Individual forced air heating and air conditioning in both units. Solid oak (1) & warm pine floors (2). Covered decks in rear for each unit plus a large common patio on the ground level with some garden space. First floor offers a 4 room/ 2 bed/1 bath layout with a large open front room floor plan for combined dining and living; duplex down opportunity for duplex unit. Top floor has a 5 room/2 bed/1 bath layout with separate living & dining room. Both feature updated eat-in kitchens. 2 car detached garage with remote openers. Oversized tall thermo-pane windows offer ample daylight. Dishwashers in both units. Updated appliances in both kitchens. Tenants pay separate metered gas and electric. Recent spot tuck pointing and rear renovations with new siding on rear porches in 2019 and new concrete retaining wall. Consider duplex down option or de-convert, renovate or tear down and make an amazing single-family home as so many others on the block or in the area. Full partially finished basement with tenant storage rooms and free laundry for building. Non-functional bathroom in lower level ready with bathtub, sink and toilet; could rehab and reconnect for lower level bath. Two lower level bedrooms. Rated a Walkers' Paradise location, this property is near all of the hip, cool restaurants, bars and shops on Damen and Armitage that Bucktown is so well known for. Excellent downtown or airport transportation with the Blue Line stops at Damen or Western. I-90 expressway and the Clybourn Metra station super close. Long time owner licensed broke. 1031 Exchange opportunity.











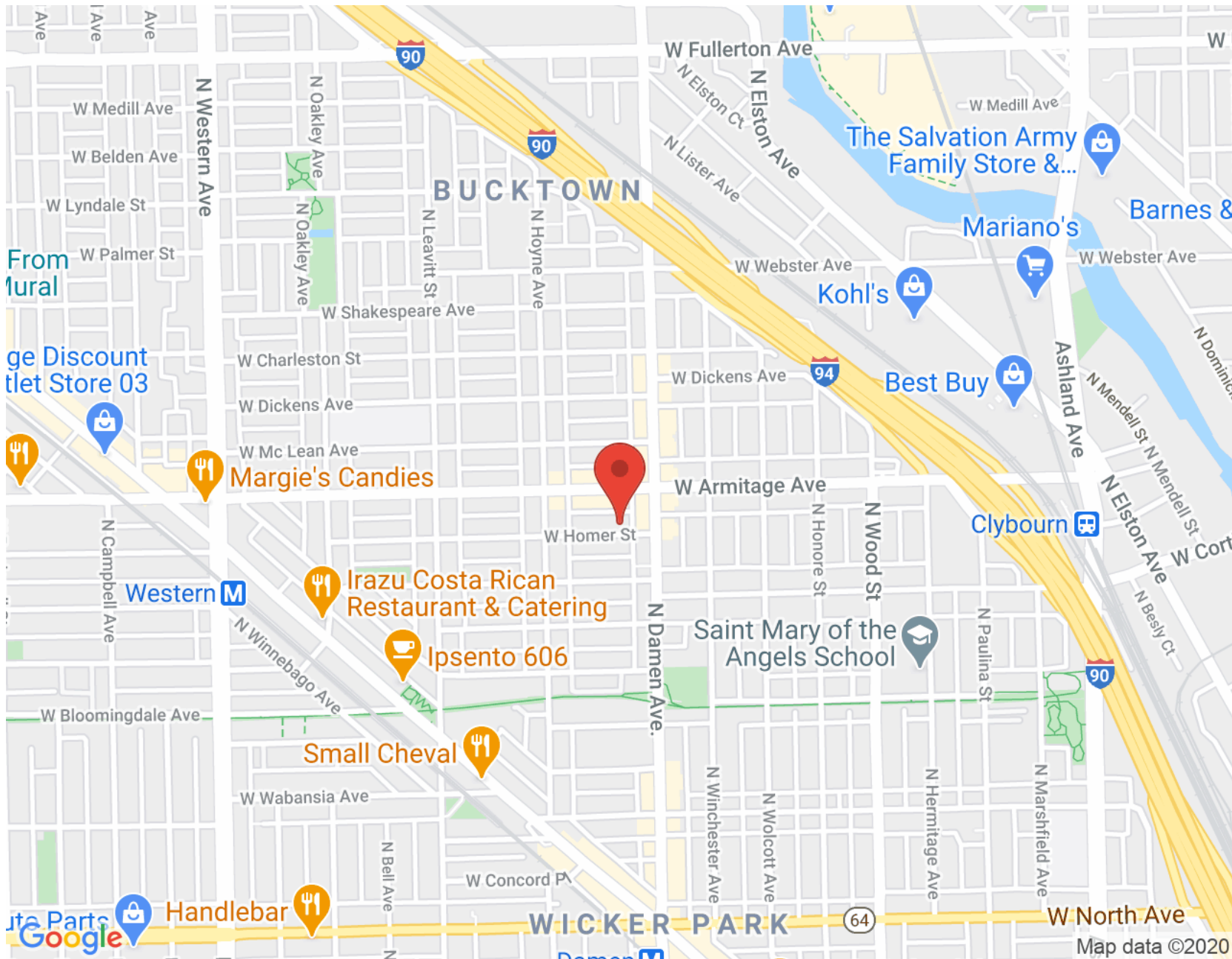
AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries and theaters. Meanwhile, upscale retailers have made the neighborhood a designer destination with Damen Avenue emerging as a must-shop destination. The 606 Trail is popular among locals and brings together an exciting mix of art, history, design and recreation.

Overlooking the six corners intersection, a stunning Art Deco skyscraper is now a modern boutique hotel with a rooftop bar and amazing views. A stately historic bank building on the corner is now home to a pharmacy with stunning archways and stained-glass ceilings that embody happy and healthy.

Located a few miles northwest of The Loop, Bucktown has a variety of housing including modern new construction, stately brownstones and loft apartments and condominiums.

Between the CTA's Blue Line and numerous bus routes, public transportation makes it easy for commuters to get to The Loop and suburbs. Likewise, drivers appreciate being able to hop on the Kennedy Expressway just east of the community.

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JIM GRAMATA

(773) 270-2474

JIM@ATPROPERTIES.COM

WWW.TEAMGROUP.COM



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