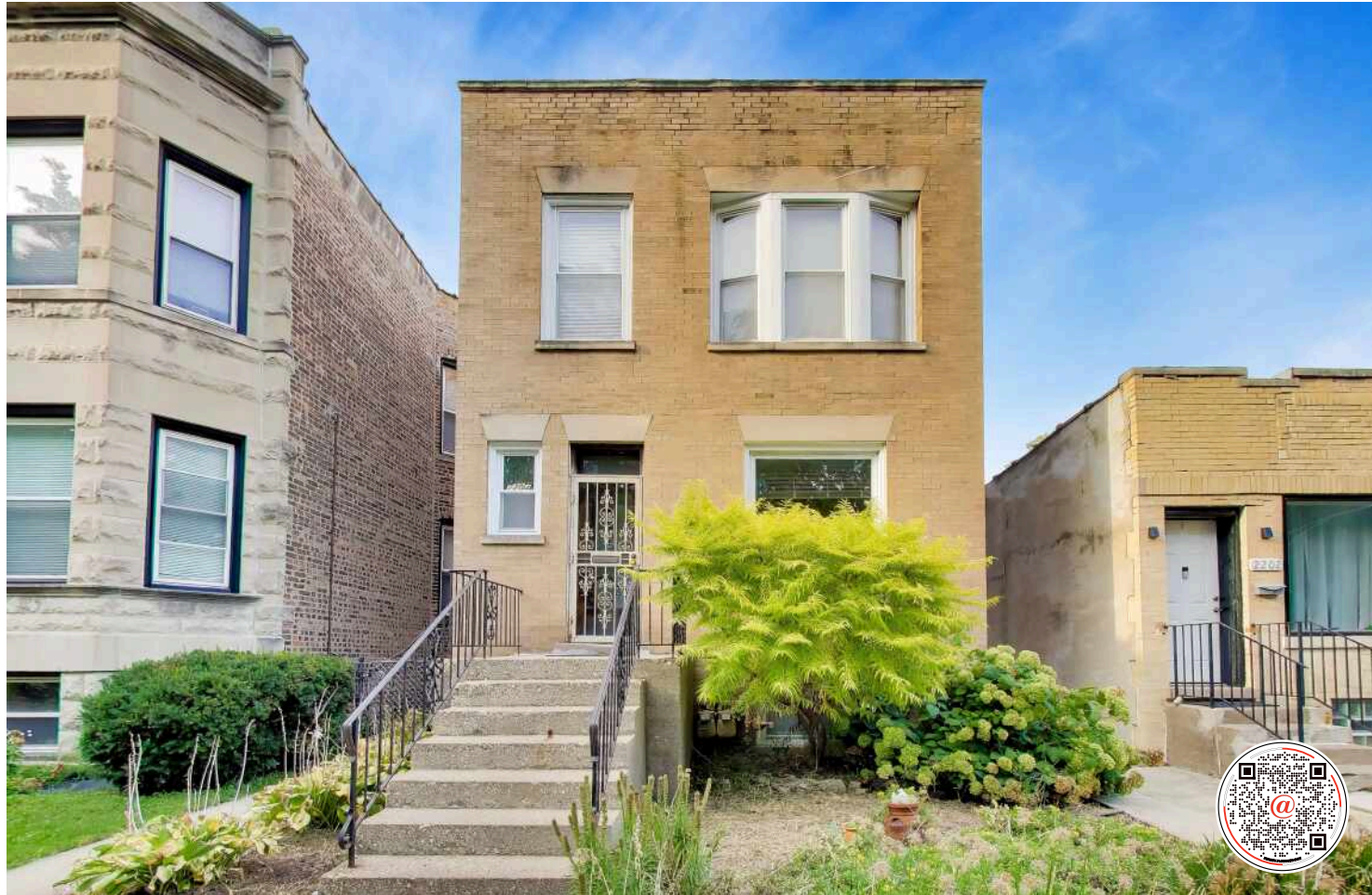


2204 W 37TH STREET
MCKINLEY PARK





ROOM DIMENSIONS

1ST FLOOR LIVING ROOM : 11' × 13'

DINING ROOM : 11' × 7'

KITCHEN : 8' × 8'

BEDROOM : 7' × 13'

BEDROOM : 7' × 8'

FOYER : 7' × 4'

STORAGE : 9' × 6'

2ND FLOOR LIVING ROOM : 11' × 13'

KITCHEN : 8' × 7'

DINING ROOM : 11' × 8'

PRIMARY BEDROOM : 7' × 14'

BEDROOM : 7' × 9'

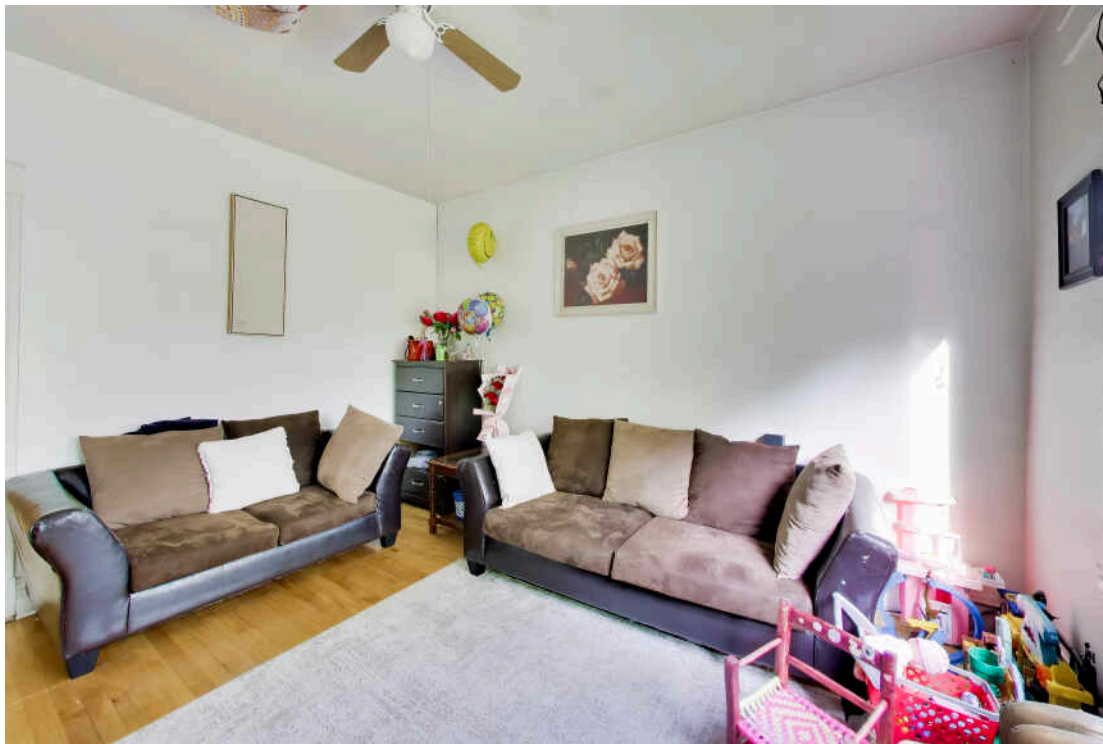
BEDROOM : 8' × 11'

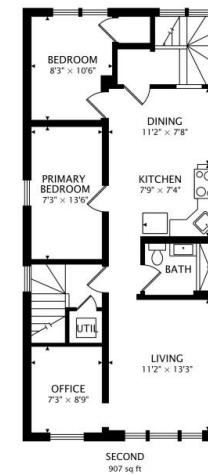
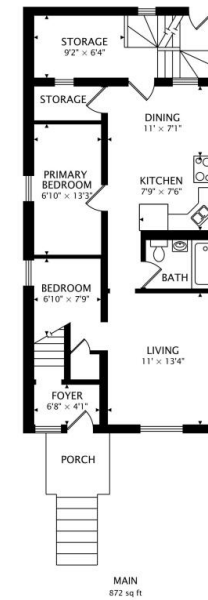
5 BEDROOM

2 BATH

TAXES: \$4,753

Prime McKinley Park location overlooking the park. This clean, well-maintained, all-brick 2-flat offers an excellent opportunity for an owner-occupant, multigenerational household or investor seeking a solid property in one of McKinley Park's most desirable and convenient locations. The first-floor apartment features 2 bedrooms and 1 bath, while the second-floor apartment offers 3 bedrooms and 1 bath. Both apartments feature comfortable layouts and eat-in kitchens. The second-floor unit has been nicely updated with stainless steel appliances, forced-air furnace and central air conditioning. A full unfinished basement provides abundant storage and utility space. Outside, the property continues to deliver. A fenced rear yard provides valuable private green space for gardening, pets, outdoor entertaining or future landscaping enhancements. A concrete walkway leads to the all-brick detached 2-car garage with alley access, providing highly desirable off-street parking and additional storage potential. The location is truly the standout feature. Directly across from McKinley Park-an approximately 69-acre "oasis in the city"-residents can enjoy expansive green space, recreation and neighborhood amenities right outside their door. The property is also just one block from Archer Avenue and the Orange Line station, providing convenient access to public transportation, shopping, dining and downtown Chicago. A rare opportunity to own a well-maintained brick 2-flat with a 2-car garage in a prime park-facing location. Whether you're looking to live in one unit while generating rental income from the other or add a solid asset to your investment portfolio, this property offers an outstanding combination of location, flexibility and long-term potential. Building is in excellent condition and will be conveyed As-Is. Buyer pre-approval and disclosures to accompany offers.







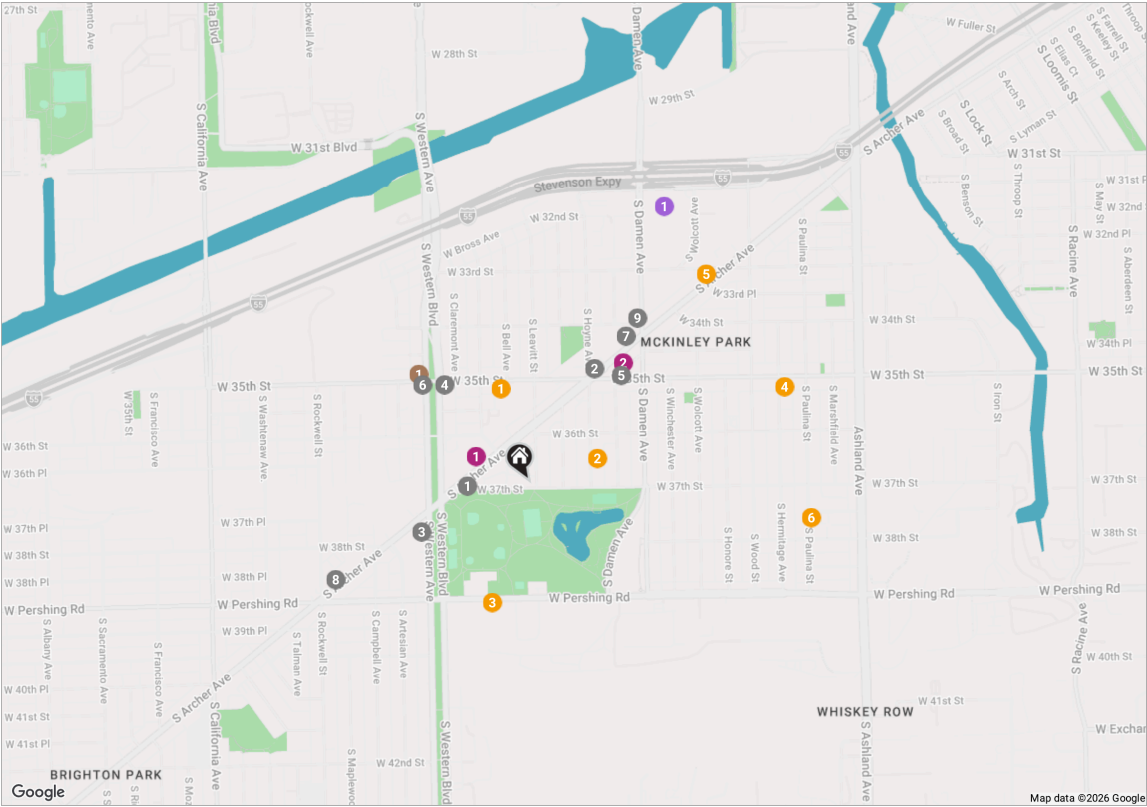
HISTORY AND ARCHITECTURAL HERITAGE HELP DEFINE THE SOUTHWEST SIDE NEIGHBORHOOD OF **MCKINLEY PARK**.

Dating back to the 1830s, McKinley Park was once forged by industry with dozens of industrial businesses moving here after the Great Chicago Fire of 1871. Today's Chicagoans are discovering a unique culture that makes up McKinley Park and enjoying its proximity to trendy Pilsen and long-established Bridgeport. The neighborhood is also conveniently connected to downtown via nearby CTA trains and interstates.

Although close to The Loop, McKinley Park also offers residents tree-lined streets and a wide variety of cuisine from restaurants along Archer Avenue, 35th Street, and on Ashland. There are also ample shopping options.

The 69-acre McKinley Park provides residents a nature alternative to bustling city activities. The park includes recreational facilities including a fieldhouse, playground, outdoor swimming pool, tennis courts, and an ice-skating rink in the winter. McKinley Park is the site of several festivals and special events such as a Halloween party and summertime Movies in the Park.

Many of the homes in McKinley Park are two-flats and single-family homes. The neighborhood was developed in the '50s and '60s, so the homes boast vintage architecture. Newly renovated lofts can be found along Pershing Road and new construction is interspersed throughout the neighborhood.



- ### RESTAURANTS
- 1 Las Delicias De Maria
3685 SOUTH ARCHER AVENUE, 0.1 MI
 - 2 New Archview Restaurant—
The Chicago Room
3480 SOUTH ARCHER AVENUE, 0.3 MI
 - 3 Laredo Taco Company
3743 SOUTH ARCHER AVENUE, 0.3 MI
 - 4 Nicky's Carry Outs
3501 SOUTH WESTERN BOULEVARD,
0.3 MI
 - 5 Chile Toreado
2022 WEST 35TH STREET, 0.3 MI

- ### COFFEE
- 1 Café Consume
3452 SOUTH WESTERN AVENUE, 0.4 MI
- ### SHOPPING
- 1 Jewel-Osco
3644 SOUTH ARCHER AVENUE, 0.1 MI
 - 2 Cermak Fresh Market
3435 SOUTH ARCHER AVENUE, 0.4 MI
- ### GROCERY
- 1 Target Grocery
1940 WEST 33RD STREET, 0.7 MI
- ### SCHOOLS
- 1 Montessori Foundations of
Chicago
2239 WEST 35TH STREET, 0.2 MI

- 2 Velma Thomas Early
Childhood Center
3625 SOUTH HOYNE AVENUE, 0.2 MI
- 3 Horizon Science Academy
McKinley Park Elementary
2245 WEST PERSHING ROAD, 0.3 MI
- 4 Little Tykes Preschool II
1723 WEST 35TH STREET, 0.6 MI
- 5 Little Scholars Journey
3310 SOUTH ARCHER AVENUE, 0.6 MI
- 6 Namaste Charter School
3737 SOUTH PAULINA STREET, 0.7 MI

NOTES



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TOP PERFORMER IN MCKINLEY PARK

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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.

