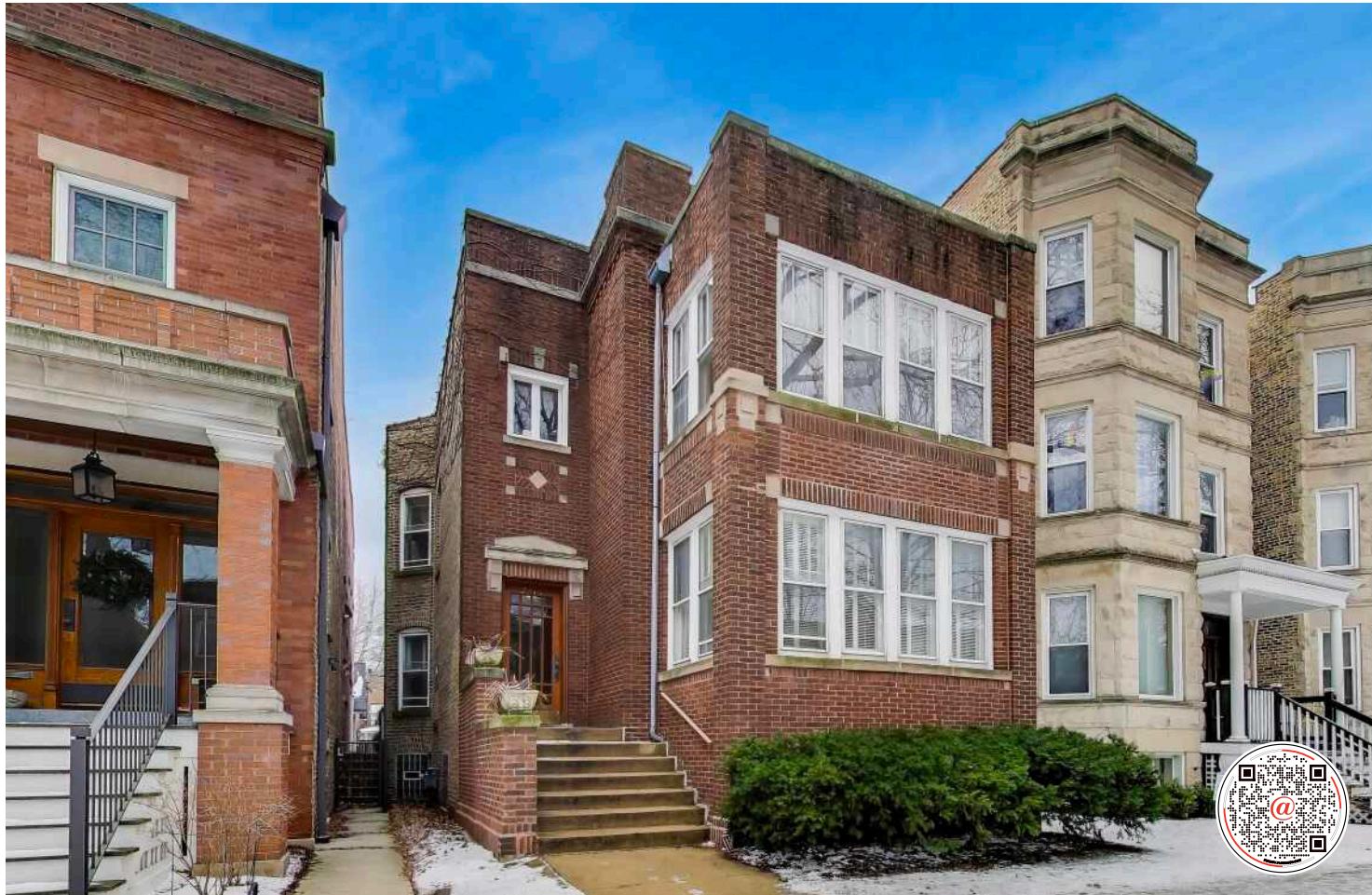
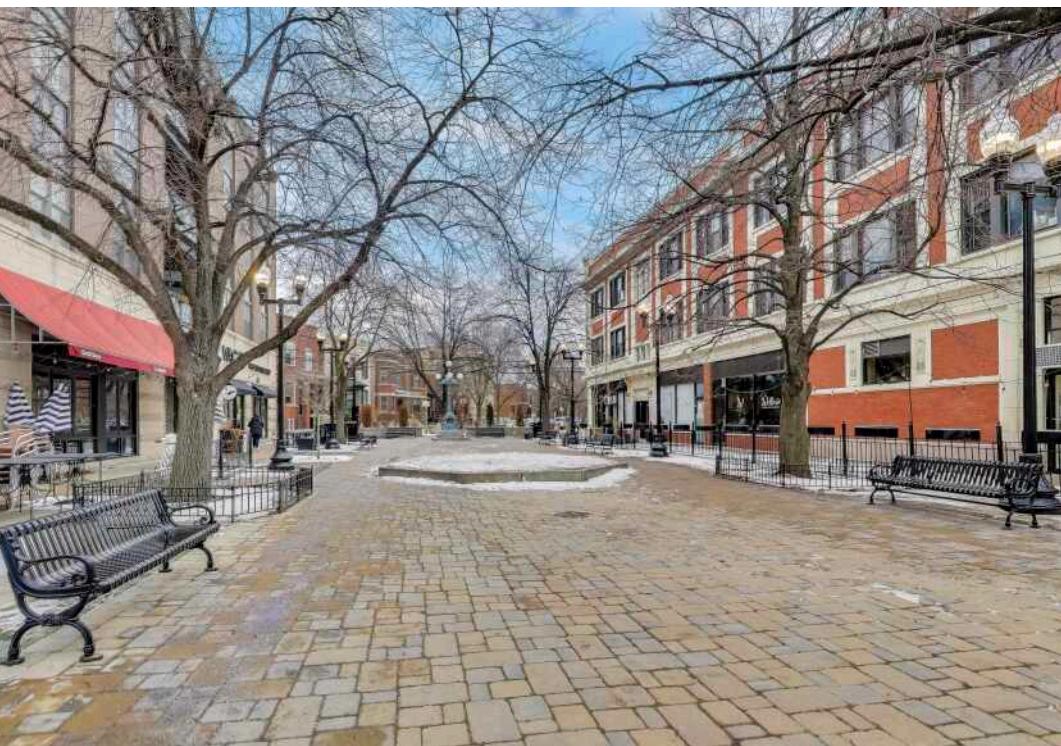


2245 WEST GIDDINGS STREET  
LINCOLN SQUARE





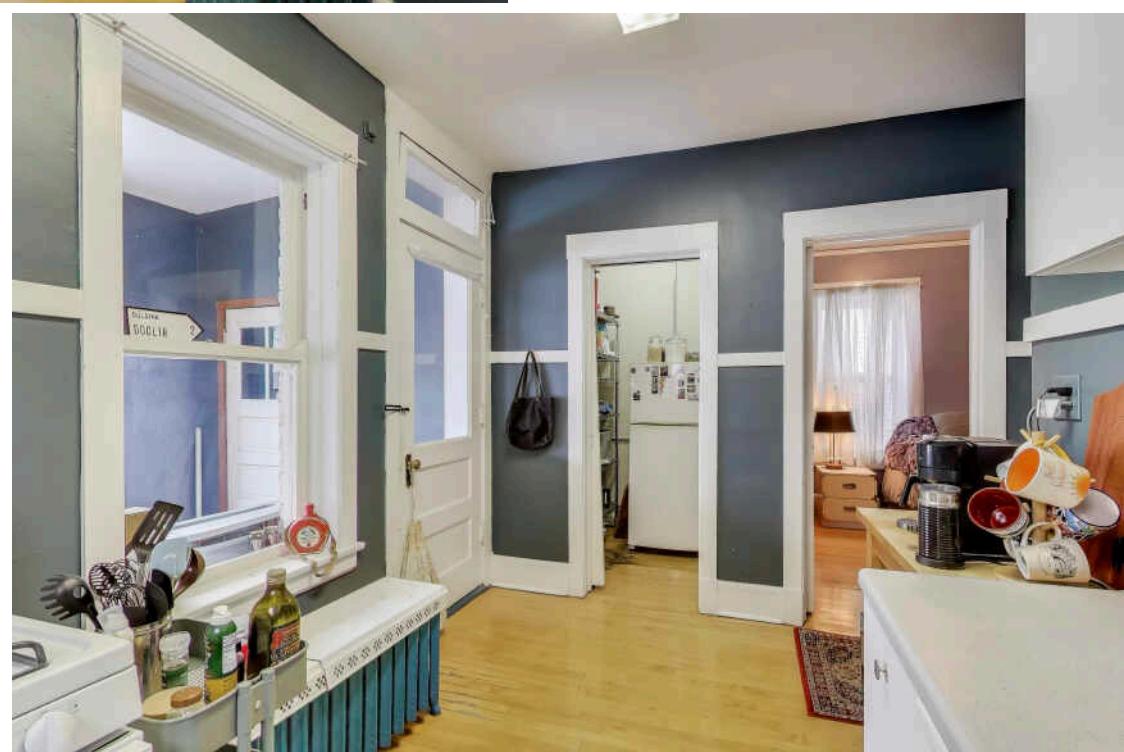
5 BEDROOM  
2 BATH  
TAXES: \$13,676

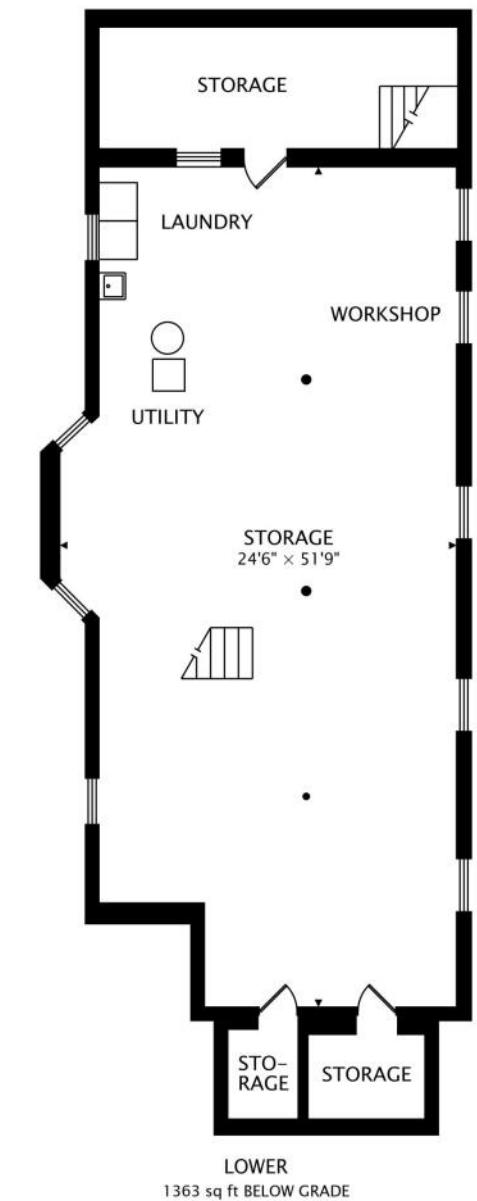
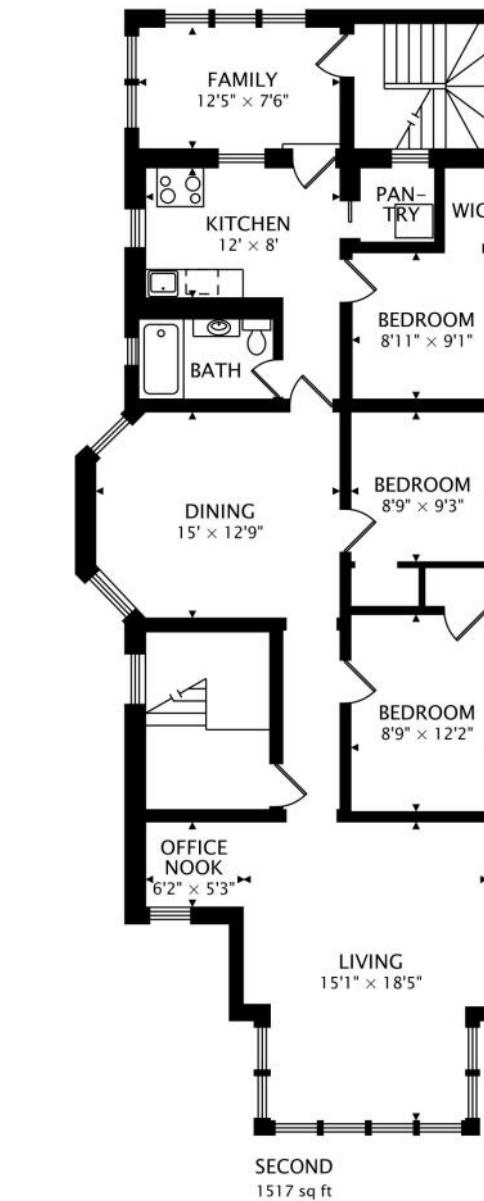
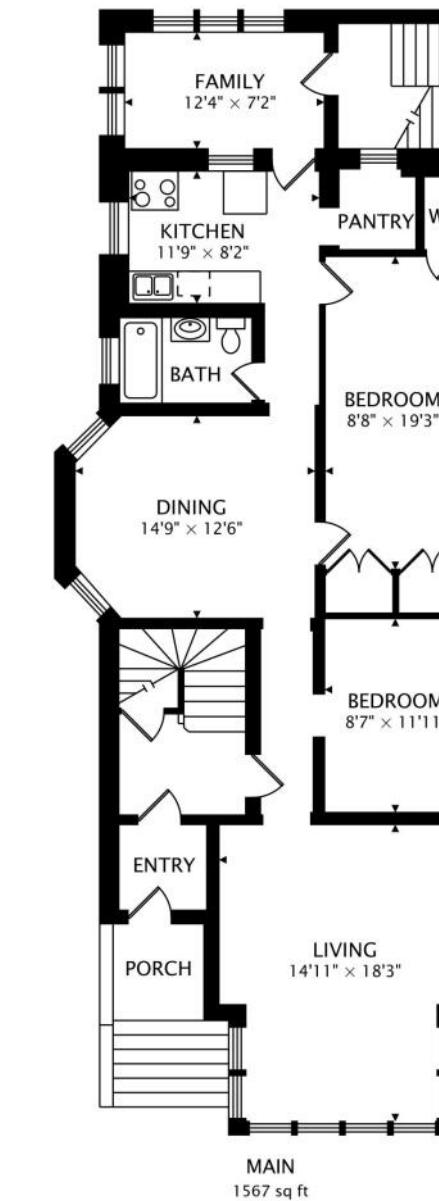
## BRING YOUR VISION TO THIS RARE, SINGLE-FAMILY HOME CONVERSION OPPORTUNITY ON A BEAUTIFUL, QUIET, TREE-LINED STREET IN SENSATIONAL LINCOLN SQUARE LOCATION!!

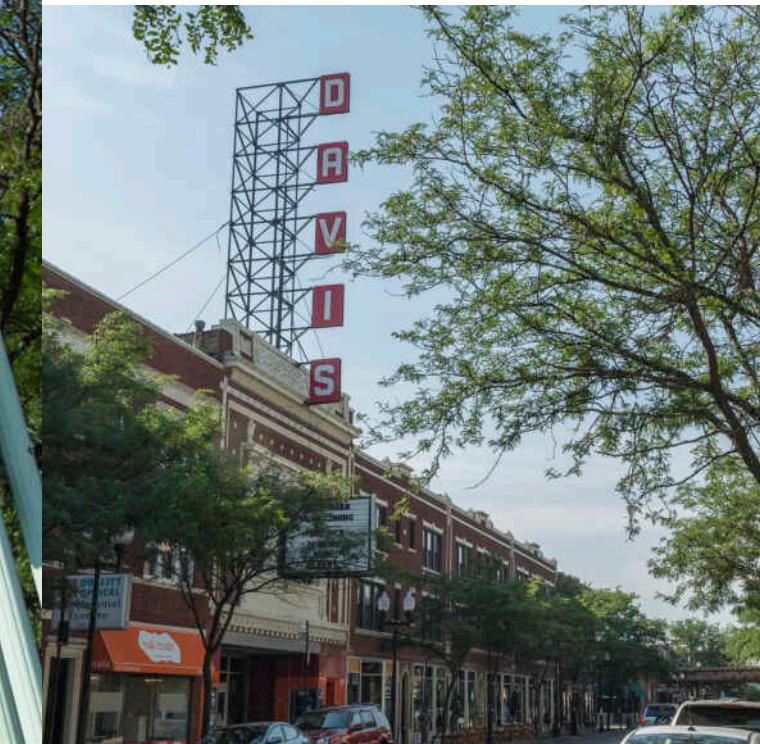
Pristine, updated, brick 2-flat on extra-wide lot. Traditional floor plans. Both units feature combination living room/sun rooms, separate dining rooms, kitchens with walk-in pantries, enclosed back porches, original hardwood flooring, vintage crown molding and original doors. Vacant first floor unit is 2BR/1BA (formerly 3/1; two smaller bedrooms have been combined into one large bedroom). Second floor (currently on month-to-month lease to family member at a rate that is significantly below market) is 3BR/1BA and also features a decorative fireplace and original built-ins. Kitchens and baths in both units updated in 1992. Full, unfinished basement features laundry facilities, work bench, two cedar-lined closets, an abundance of storage space and both interior & exterior access. New roof, new plumbing risers, and extensive tuck pointing (including lentils) in 2020. Sewer lines rodded in 2024. New boiler in 2025. Updated 100 amp electrical service with separate circuit breaker panels for each unit. Very well maintained overall. Detached, split garage. Property is zoned RS-3. This amazing location cannot be beat!! Literally only steps to the boutiques, restaurants and entertainment venues in the heart of Lincoln Square (think Warbler, Cobblestone Cafe & Bistro, Willow Cafe & Bistro, Jerry's, Gideon Welles Craft Beer Bar & Kitchen, Vaca's Creamery, Daily Bar & Grill, Caro Mio Italian Ristorante and on and on and on), local parks and CTA Brown Line trains and buses. Quick and easy access to equally hot Andersonville, Lincoln Park, the Lake Michigan beaches, the lakefront running/walking/biking path and the interstate highway system.











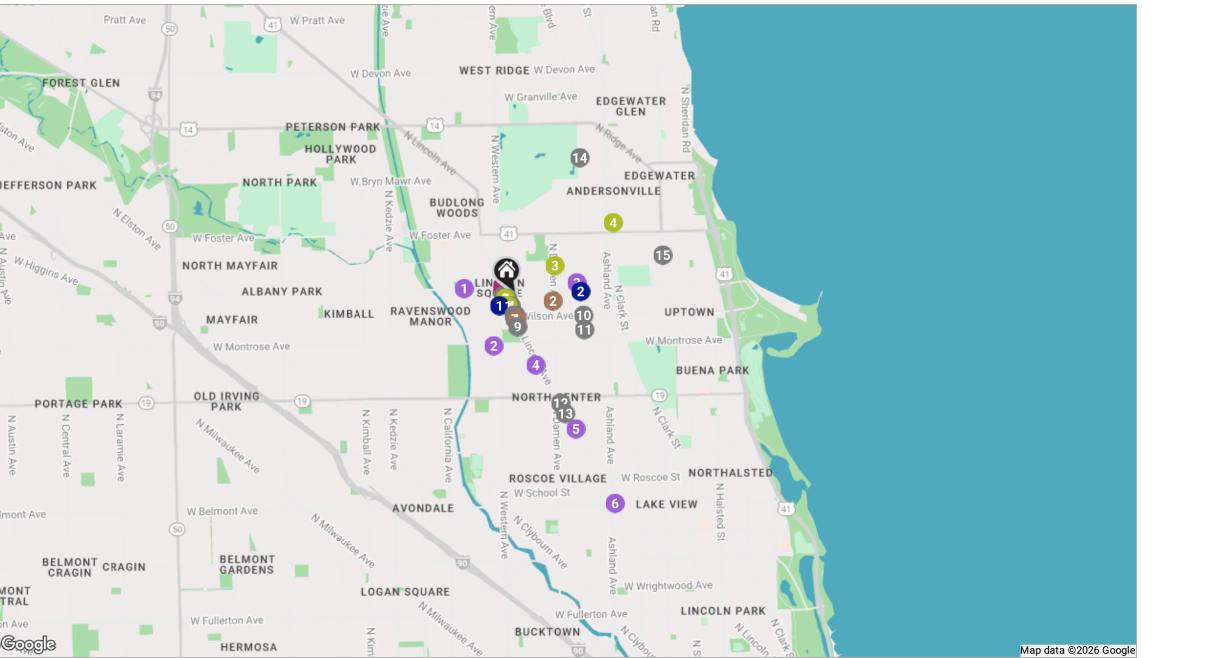
## LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of popular restaurants and bars, while Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes, and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones, and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums, and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.



## NOTES

- RESTAURANTS**

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  - 1 Willow Café and Bistro  
4729 N LINCOLN AVE, 0.1 MI
  - 2 Vaca's Creamery  
2324 W GIDDINGS ST, 0.1 MI
  - 3 Jerry's Sandwiches  
4739 N LINCOLN AVE, 0.1 MI
  - 4 Bagel Miller Bagels  
4655 N LINCOLN AVE, 0.1 MI
  - 5 Gene's Sausage Shop and Delicatessen  
4750 N LINCOLN AVE, 0.1 MI
  - 6 Caro Mio Italian Restaurant  
4603 N LINCOLN AVE, 0.2 MI
  - 7 Daily Bar & Grill  
4560 N LINCOLN AVE, 0.2 MI
  - 8 Wild Goose Bar & Grill  
4600 NORTH LINCOLN AVENUE, 0.2 MI
  - 9 Bistro Campagne  
4518 NORTH LINCOLN AVENUE, 0.3 MI
  - 10 O'Shaughnessy's Public House  
4557 N RAVENSWOOD AVE, 0.6 MI
  - 11 Spacca Napoli Pizzeria  
1769 WEST SUNNYSIDE AVENUE, 0.7 MI
  - 12 Brownstone  
3937 NORTH LINCOLN AVENUE, 1.1 MI
  - 13 Martyrs'  
3855 NORTH LINCOLN AVENUE, 1.2 MI
  - 14 Fireside Restaurant & Lounge  
5739 NORTH RAVENSWOOD AVENUE, 1.4 MI
  - 15 Tank Noodle  
4953-55 NORTH BROADWAY, 1.4 MI
- COFFEE**

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  - 1 Starbucks Coffee Company  
4553-4557 N LINCOLN AVE, 0.2 MI
- SHOPPING**

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  - 1 Walgreens  
4801 NORTH LINCOLN AVENUE, 0.2 MI
- GROCERY**

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  - 1 HarvesTime Foods  
2632 WEST LAWRENCE AVENUE UNIT 54, 0.5 MI
  - 2 ALDI  
2431 WEST MONTROSE AVENUE, 0.5 MI
  - 3 Mariano's  
1800 W LAWRENCE AVE, 0.6 MI
  - 4 Jewel-Osco  
4250 NORTH LINCOLN AVENUE, 0.7 MI
  - 5 Trader Joe's  
3745 N LINCOLN AVE, 1.3 MI
- GYM**

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  - 1 Lincoln Square Athletic Club  
4662 NORTH LINCOLN AVENUE, 0.1 MI
  - 2 Orangetheory Fitness  
4728 N LINCOLN AVE, 0.1 MI
  - 3 Chicago Hot Yoga  
4937 NORTH DAMEN AVENUE, 0.5 MI
  - 4 Cheetah Gym  
5248 NORTH CLARK STREET, 1.1 MI
- TRANSIT**

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  - 1 Western  
CTA - BROWN LINE, 0.2 MI
  - 2 Ravenswood  
METRA - UNION PACIFIC NORTH, 0.6 MI



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INTERNATIONAL REAL ESTATE

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.