

2311 BROWN AVENUE
EVANSTON





ROOM DIMENSIONS

LIVING ROOM : 16' x 11'

EAT-IN-KITCHEN : 14' x 10'

PRIMARY BEDROOM : 14' x 11'

SECOND BEDROOM : 11' x 10'



2 UNITS: 2 BEDROOM

1 BATH

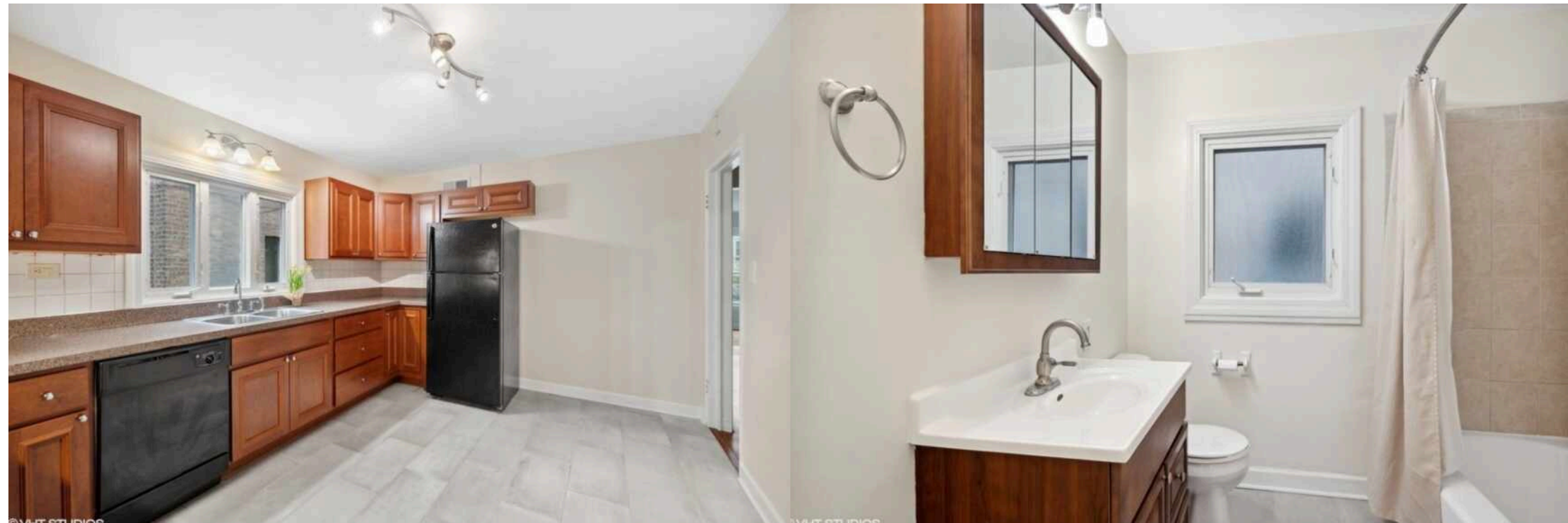
Conveniently located within walking distance to Central Street shops, restaurants, Metra and the new Ryan Field, this solid, brick two flat offers versatility: investor potential, owner-occupant with tenant or the potential to convert to a single family home if desired. Situated on a quiet, tree lined street in NW Evanston, each unit has a sunny living room with an oversized picture window, two nicely sized bedrooms, a large eat-in kitchen with great storage and a hall bathroom. There is a separate storage area as well as laundry for each unit in the basement. The backyard has both green space and a small patio for outdoor enjoyment. There is a 2 car garage that is shared by the tenants, accessed via a shared driveway. One unit is rented through the end of August and the other lease goes through April 2027 so there is the opportunity for an owner-occupant to move in to the first floor if desired, or potentially extend the lease of the current tenant.



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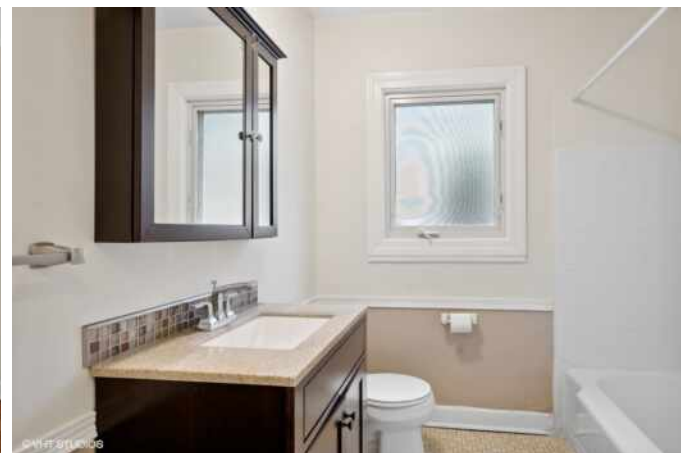


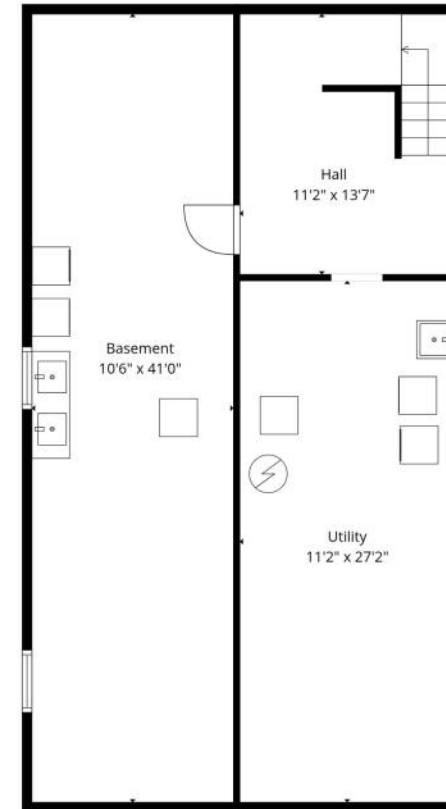
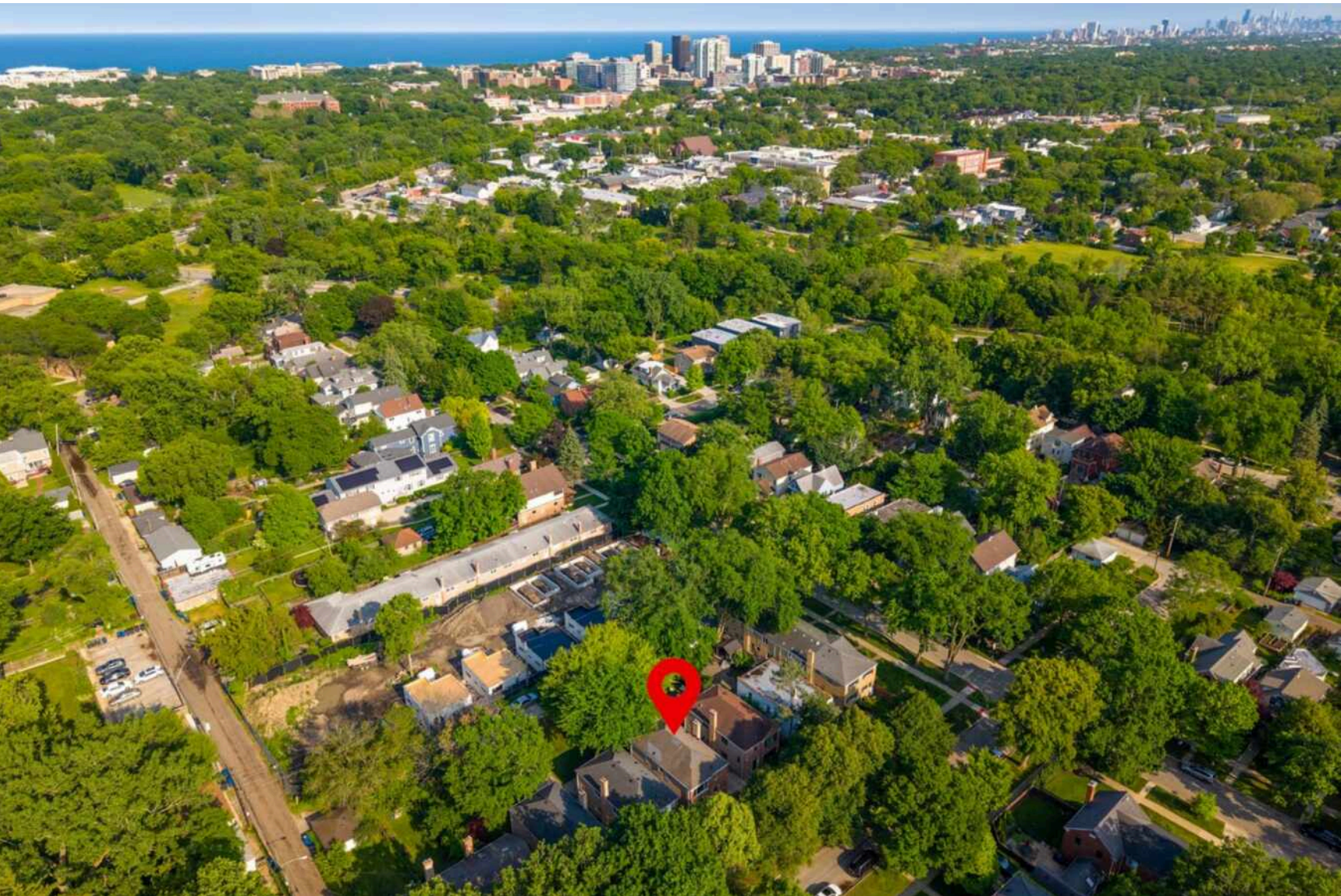
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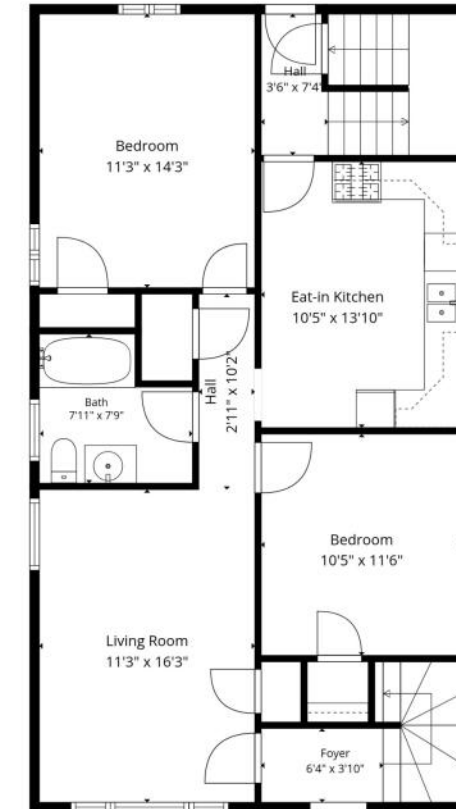
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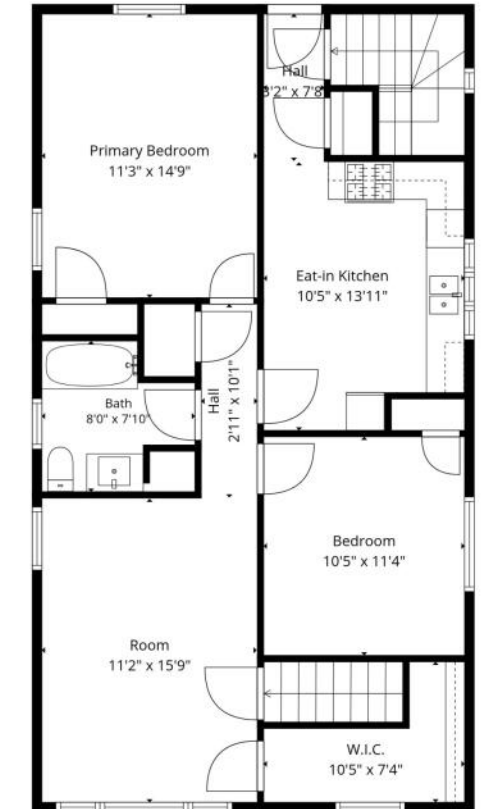




Basement



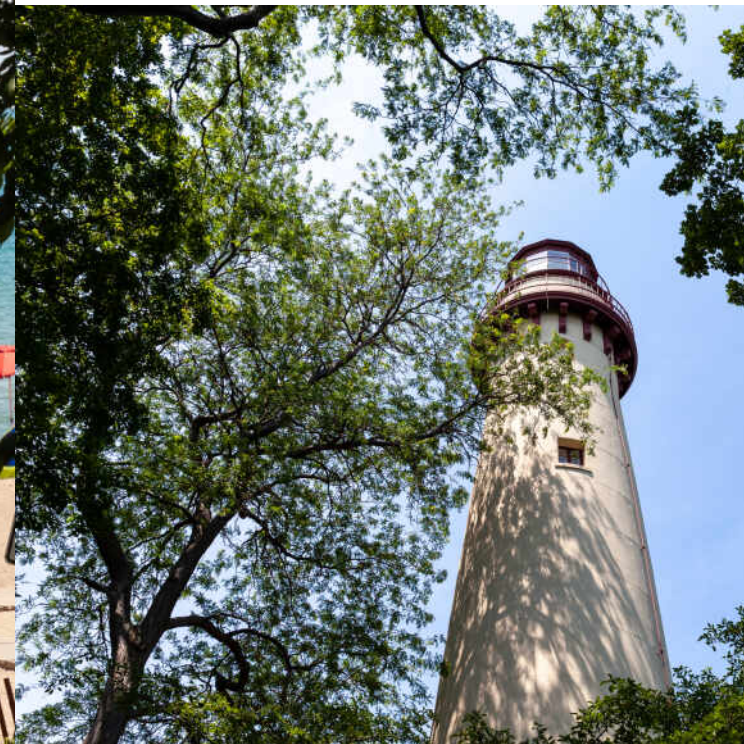
1st Floor



2nd Floor

TOTAL: 1804 sq. ft
 Basement: 0 sq. ft, 1st floor: 902 sq. ft, 2nd floor: 902 sq. ft
 EXCLUDED AREAS: UTILITY: 316 sq. ft, BASEMENT: 435 sq. ft, HALL: 151 sq. ft,
 WALLS: 193 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NESTLED ALONG THE SHORES OF LAKE MICHIGAN, **EVANSTON** BLENDS NATURAL BEAUTY WITH VIBRANT CITY LIVING.

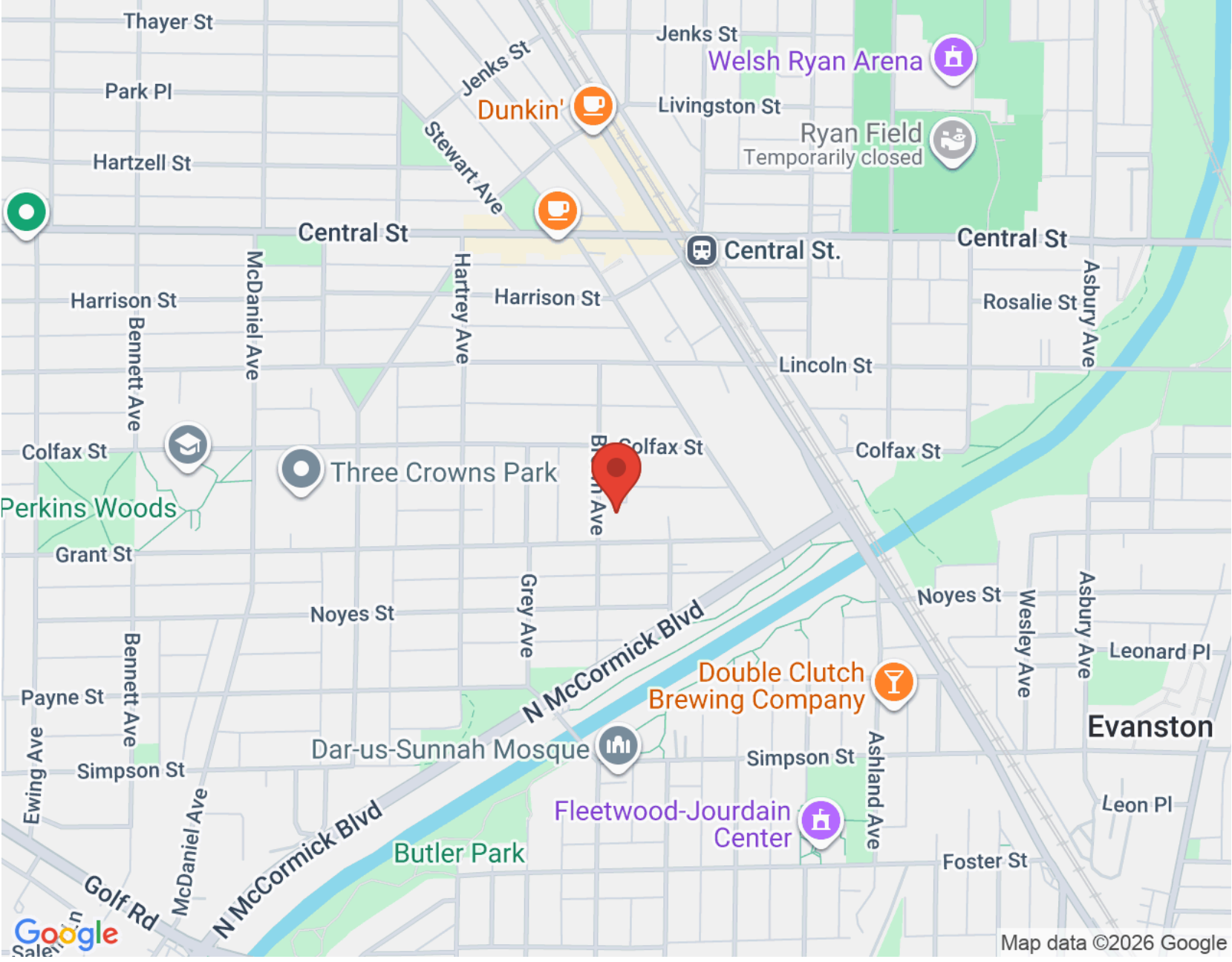
Known for its historic homes, tree-lined streets, and scenic beaches, it's a community full of character and charm.

Home to prestigious Northwestern University, Evanston offers a rich mix of culture, education, and entertainment – from Big Ten sports and academic events to art galleries, theaters, and music.

The lively downtown features bookstores, boutiques, restaurants, and cafes that attract both locals and visitors. Outdoor lovers can explore miles of parks, nature trails, and public beaches.

Evanston offers a wide range of housing options – from grand lakefront mansions and classic single-family homes to modern townhomes and high-rise condos near shops and transit.

With easy access to downtown Chicago via CTA trains, buses, Pace routes, and three Metra stations, Evanston is a connected, convenient, and inspiring place to call home.



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