

2356 LATHROP AVENUE  
NORTH RIVERSIDE



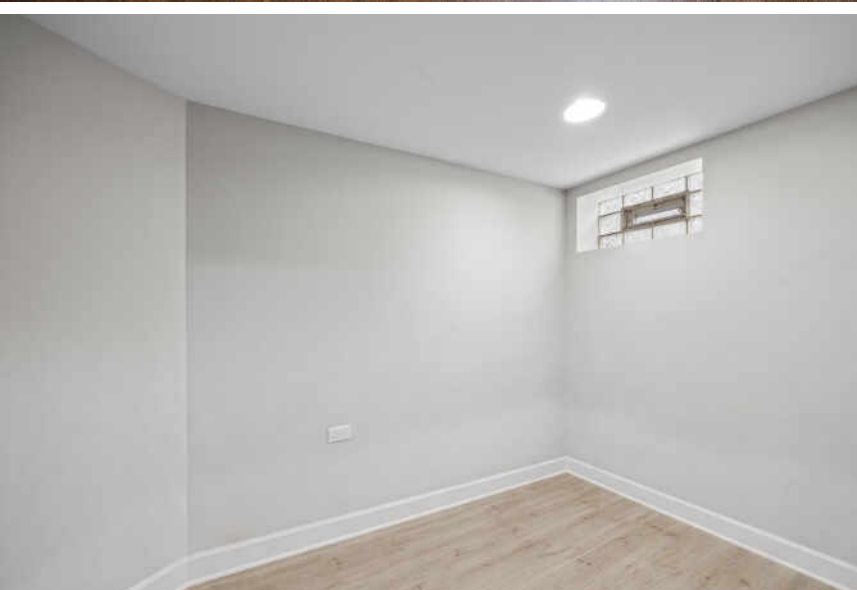
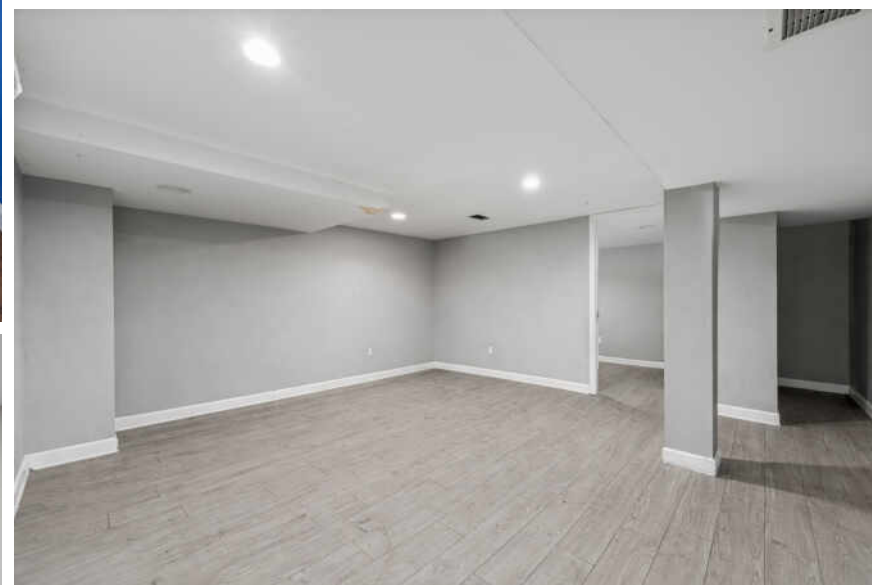
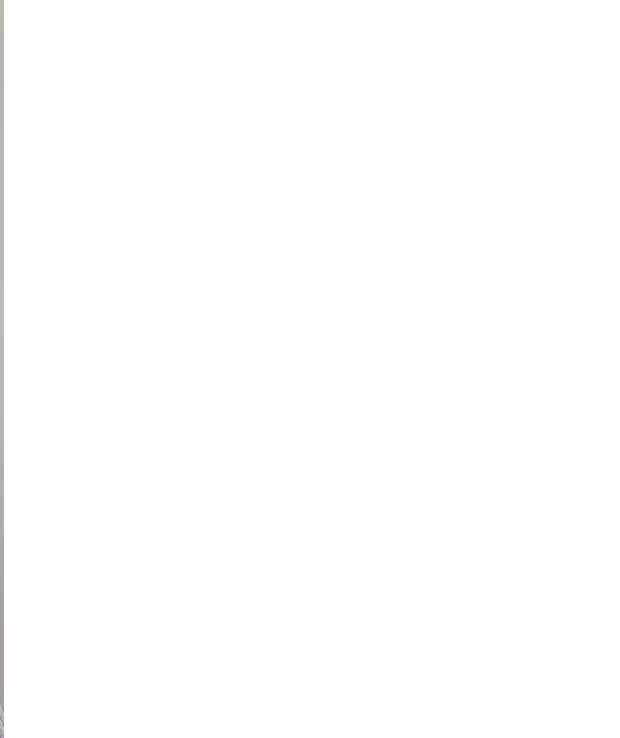


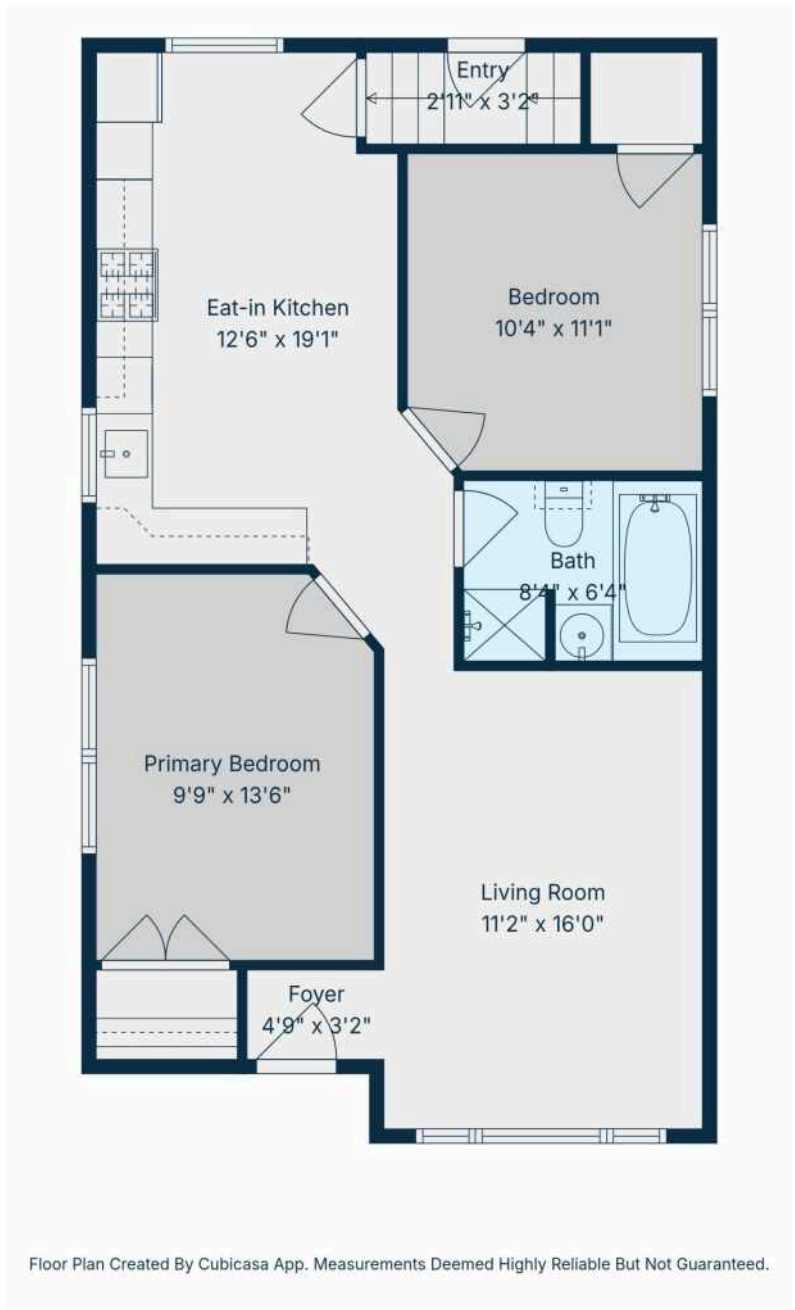
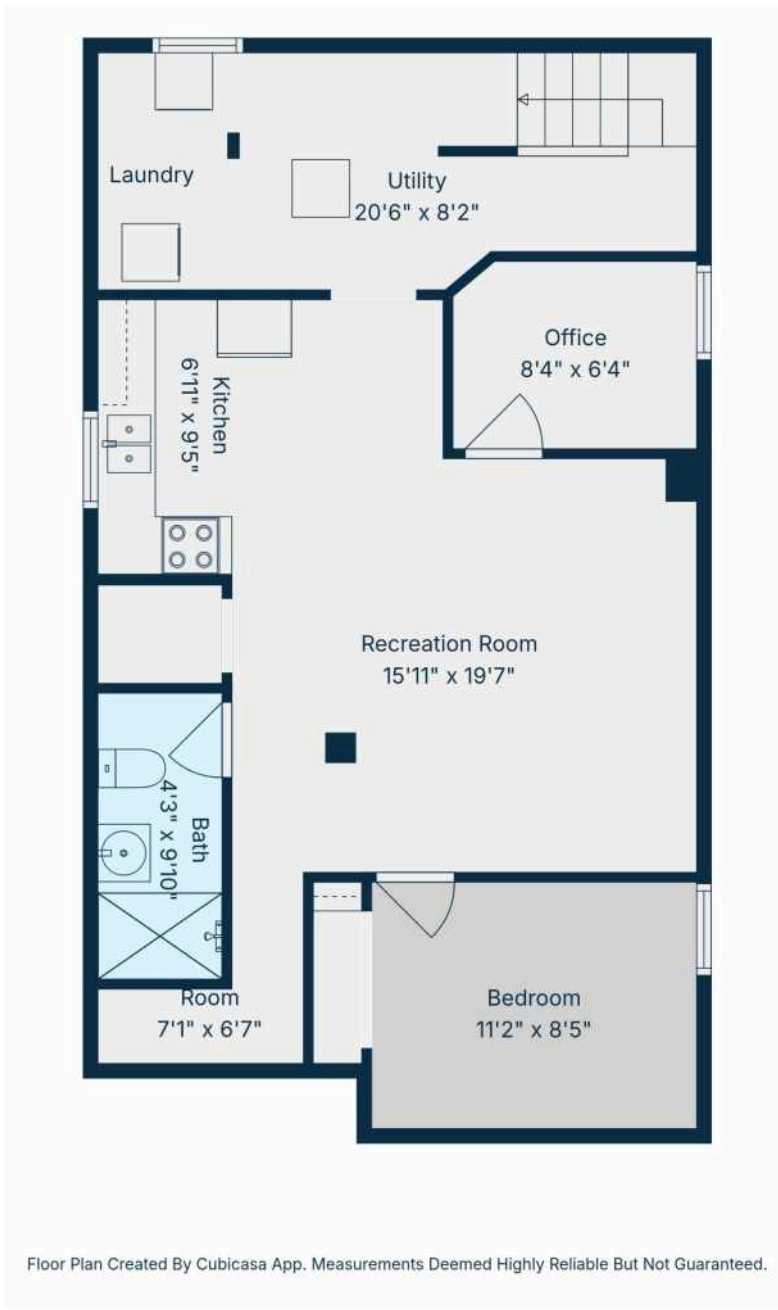
## OPPORTUNITY AWAITS AT 2356 LATHROP AVENUE - SPACIOUS 1 LEVEL HOME WITH FINISHED BASEMENT

This home offers a wonderful opportunity for buyers to bring their own vision and personal touch. It features a beautiful oak kitchen and an updated main bathroom with ceramic tile. Some hardwood floors are exposed, adding warmth and character. The fully finished basement provides extra living space, including a full bathroom and an additional bedroom or den, making it ideal for related living or flexible use. With two spacious finished levels and a two-car side garage, the layout offers plenty of room to grow. The home could benefit from a fresh paint job and some light maintenance, making it a great opportunity to add your own style. New furnace and air conditioning system in 2025 and a water heater replaced in 2021.

- 2+1 bedroom brick ranch with fully finished basement and 2 full bathrooms
- Beautiful oak kitchen and updated main bath with ceramic tile
- Finished basement with full bath, extra bedroom/den, family room, and office space
- New furnace & A/C (2025) and water heater (2021)
- Detached 2-car garage and two spacious finished levels
- Great opportunity to add your personal touch with light updates and fresh paint

2 BEDROOM  
2 BATH  
TAXES: 6554







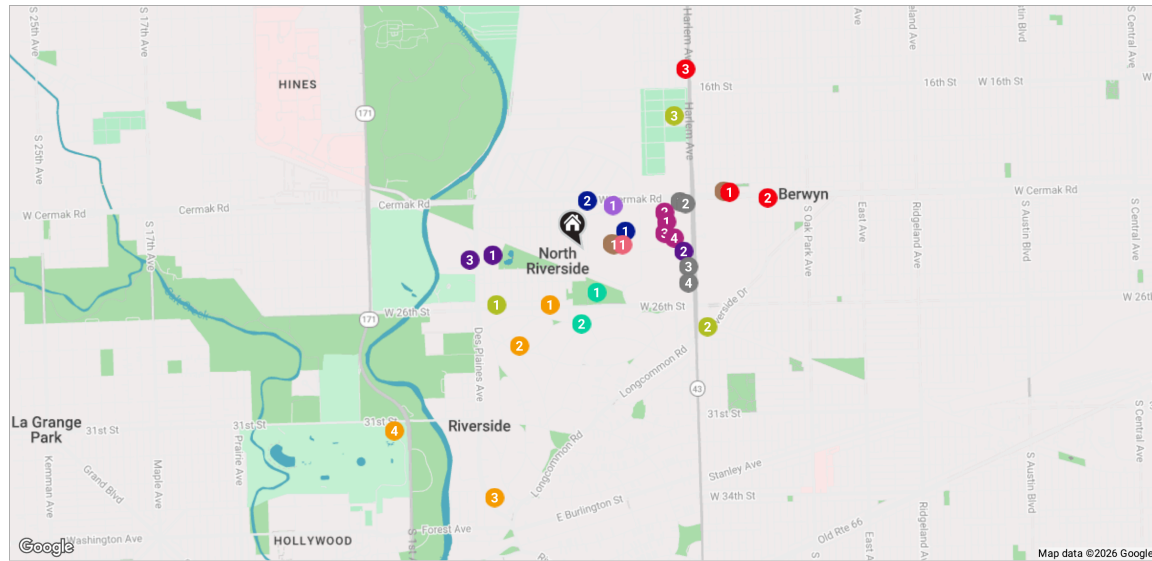
## IT'S EASY TO SEE WHY **NORTH RIVERSIDE** IS HAILED AS "A SMALL COMMUNITY WITH A BIG HEART."

Located 10 miles from The Loop, the village is known for its small-town atmosphere and strong community involvement. Its parks and recreation department offers Fun Guides with a list of seasonal activities, programs and local events to enjoy throughout the year.

North Riverside also has a selection of clubs that cater to a wide array of interests and hobbies, including clubs for gardeners, quilters and bridge players. For theater goers, the North Riverside Players produce two musicals every year, with past productions including classics such as "Fiddler on the Roof," "The Wizard of Oz" and "You're a Good Man, Charlie Brown." Meanwhile, the North Riverside Public Library hosts a book club and regular programs for all ages.

The fun and games don't stop there. The community is also home to Commons Park, which spans 14 acres and has walking paths, a playground, a ball field, pavilions and a gazebo, where summer concerts take place. In the winter, locals make their way to the park's sledding hill and two ponds that are used for ice skating. Veteran's Park primarily hosts the community's baseball, softball and soccer games.

Commuters can access Pace bus service in the village, or they can ride the Metra train from neighboring communities such as Riverside and Berwyn.



**RESTAURANTS**

- 1 Chili's Grill & Bar  
7225 CERMAK ROAD, 0.5 MI
- 2 Chick-fil-A  
7201 CERMAK ROAD, 0.5 MI
- 3 Famous Dave's Bar-B-Que  
7201 WEST 25TH STREET, 0.5 MI
- 4 Raising Cane's Chicken Fingers  
2514 SOUTH HARLEM AVENUE, 0.5 MI

**COFFEE**

- 1 Dunkin' MALL, 0.1 MI
- 2 Gloria Jean's Coffees  
7501 CERMAK ROAD, 0.1 MI
- 3 Panera Bread  
7050 CERMAK ROAD, 0.7 MI

**SHOPPING**

- 1 Burlington  
2208 SOUTH HARLEM AVENUE, 0.4 MI

- 2 Kohl's  
2200 SOUTH HARLEM AVENUE, 0.4 MI
- 3 Best Buy  
2358 HARLEM AVENUE, 0.4 MI
- 4 Michaels PLAZA, 0.4 MI

**GROCERY**

- 1 ALDI  
7517 CERMAK ROAD, 0.3 MI

**GYM**

- 1 Ninja Squad Gym  
7918 WEST 26TH STREET, 0.5 MI
- 2 YM Pilates  
1 MAPLE AVENUE, 0.7 MI
- 3 Tutaj Brazilian Jiu Jitsu  
1770 SOUTH HARLEM AVENUE, 0.8 MI

**MEDICAL**

- 1 Family Medical Center  
7036 CERMAK ROAD # 1, 0.7 MI

- 2 Curewell Medical - Urgent Care Center  
6925 CERMAK ROAD, 0.9 MI
- 3 Forest Park Vet Center  
1515 SOUTH HARLEM AVENUE, 1.0 MI

**SCHOOLS**

- 1 Cornerstone Montessori School  
7716 WEST 26TH STREET, 0.3 MI
- 2 A F Ames Elementary School  
86 SOUTHCOTE ROAD, 0.5 MI
- 3 L.J. Hauser Junior High School  
65 WOODSIDE RD, 1.2 MI
- 4 Riverside Brookfield Township School District 208  
RIVERSIDE BROOKFIELD TOWNSHIP SCHOOL DISTRICT 208, 1.2 MI

**ENTERTAINMENT**

- 1 Classic Cinemas North Riverside XQ  
7501 CERMAK ROAD, 0.2 MI

**TRANSIT**

- 1 North Riverside Mall UNITED STATES, 0.2 MI
- 2 Cermak Rd & Lathrop Ave UNITED STATES, 0.2 MI

**PARKS**

- 1 Veterans Park  
7550 WEST 26TH STREET, 0.2 MI
- 2 Northgate/Selborne Triangle RIVERSIDE, 0.3 MI

**SERVICES**

- 1 North Riverside Police Department  
2359 DES PLAINES AVENUE, 0.4 MI
- 2 United States Postal Service  
7300 WEST 25TH STREET, 0.5 MI
- 3 North Riverside Public Library  
2400 DES PLAINES AVENUE, 0.5 MI

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## LENA MATARIYEH

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