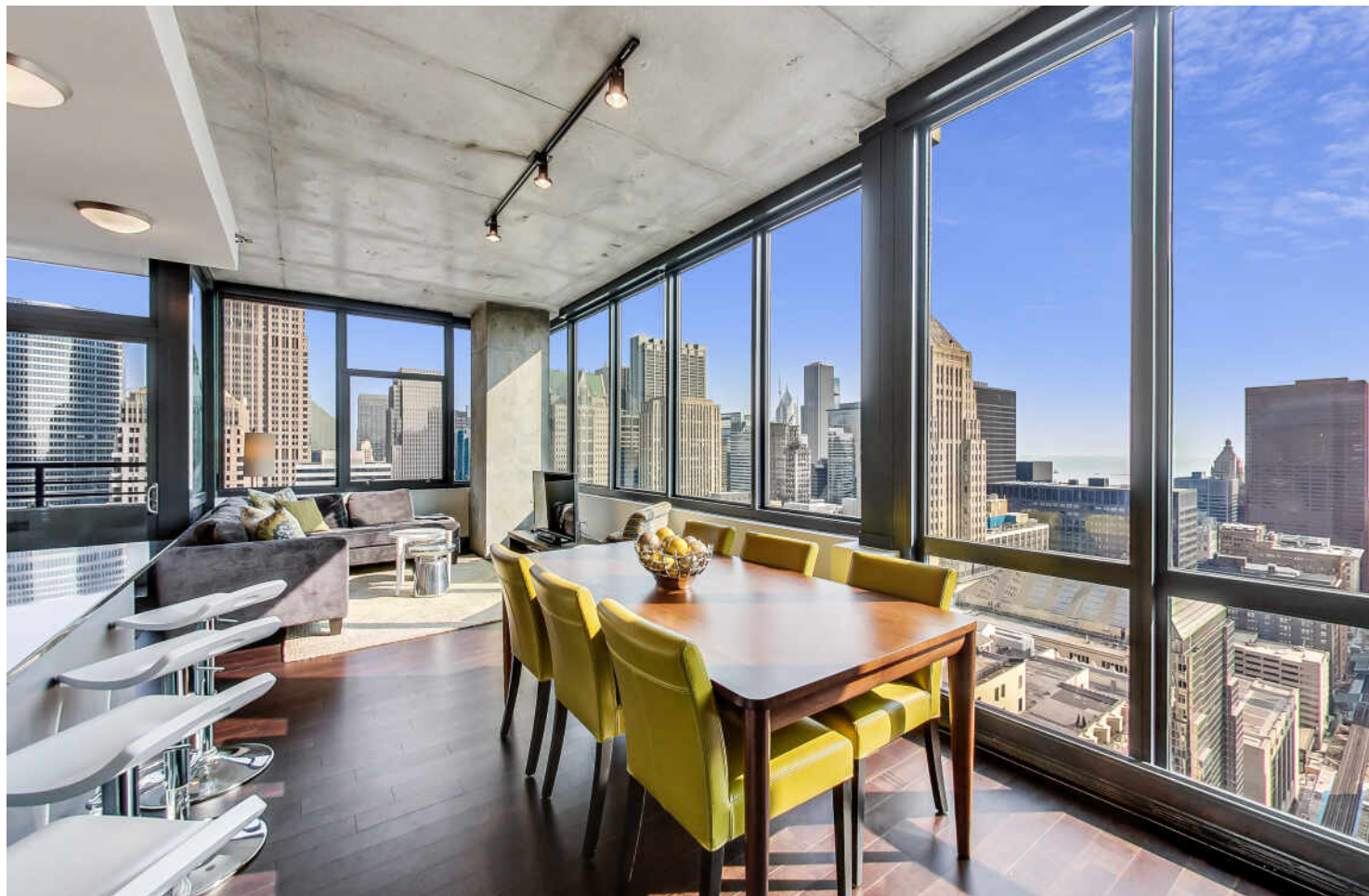
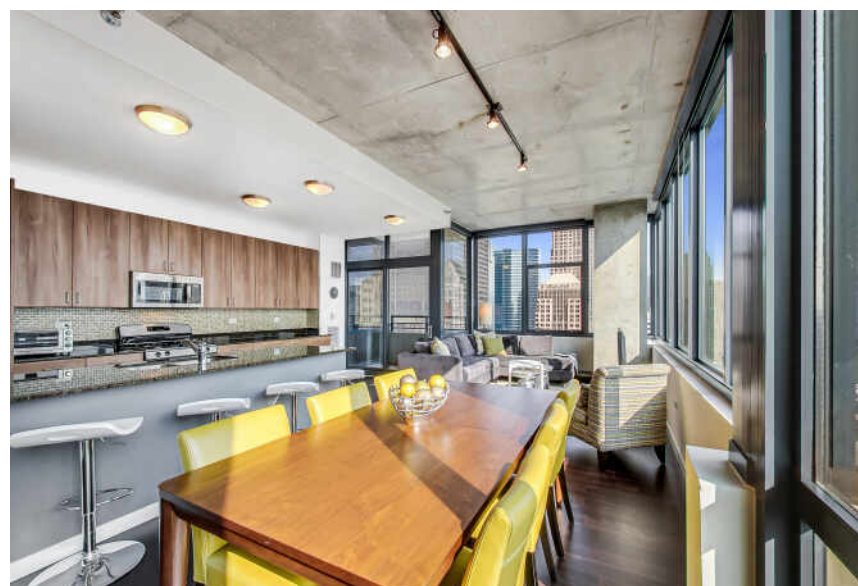
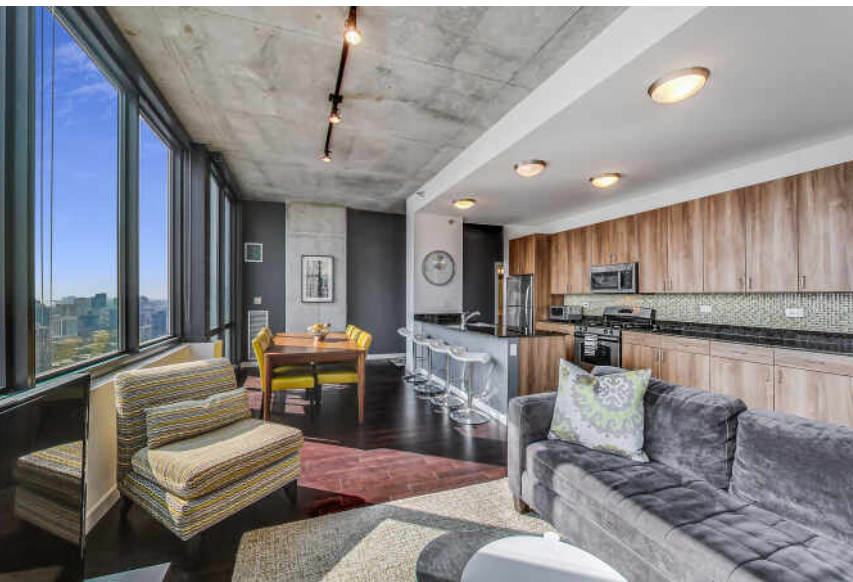


235 W VAN BUREN STREET #4101
LOOP

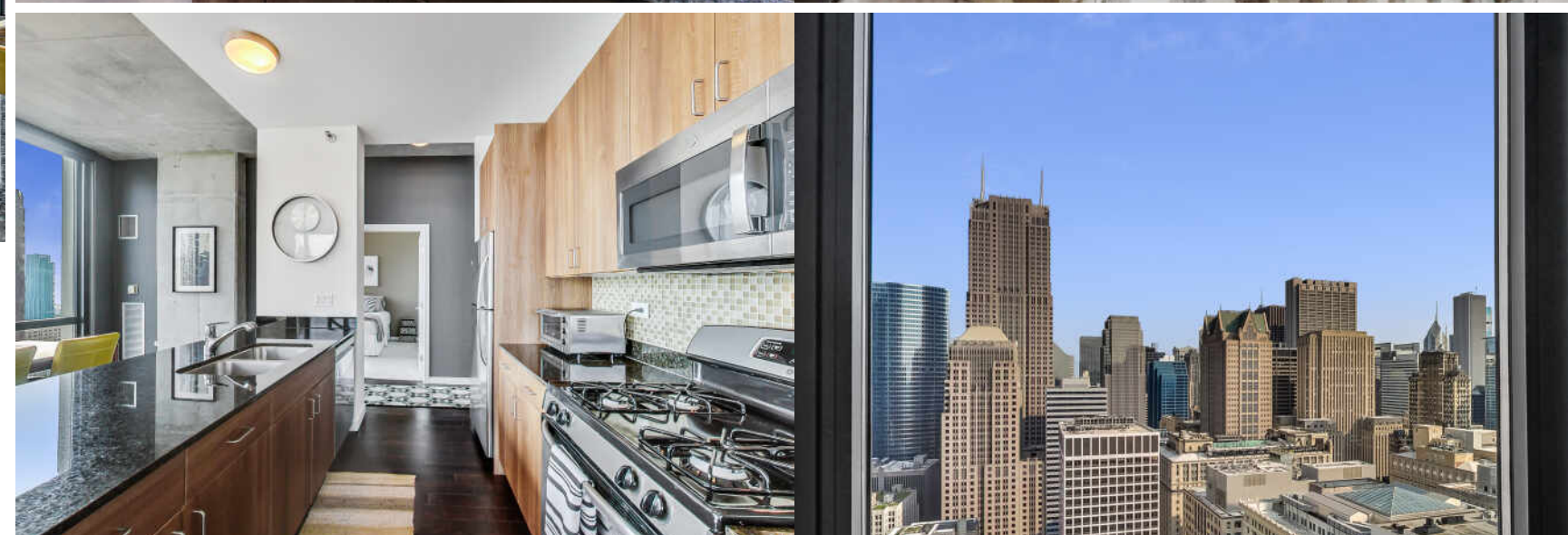
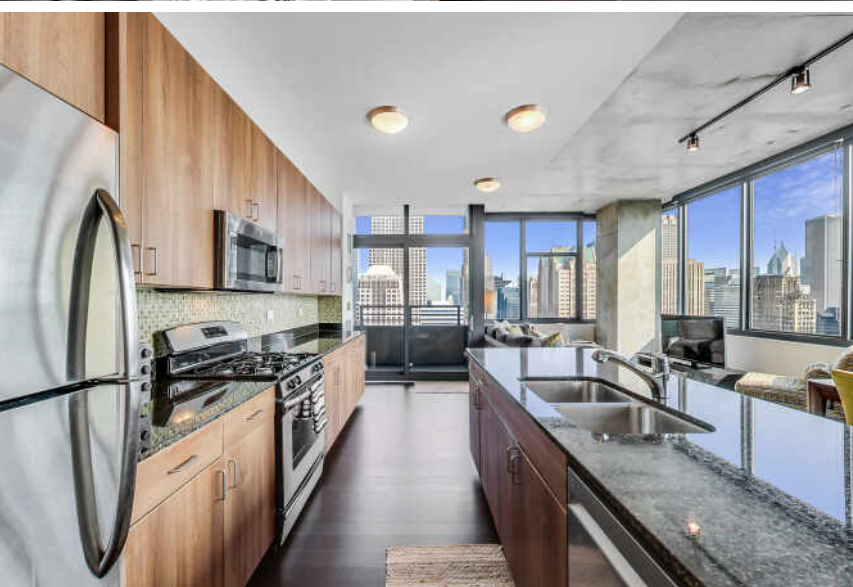


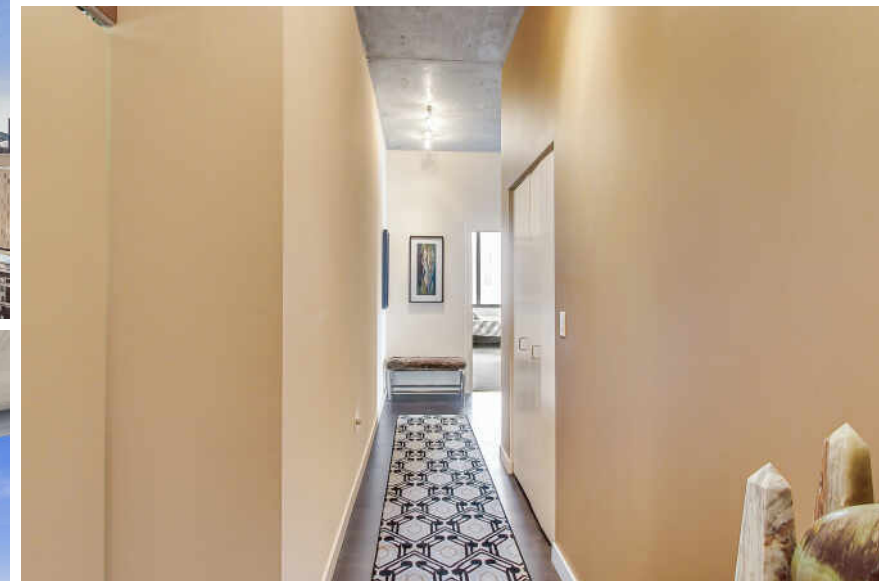
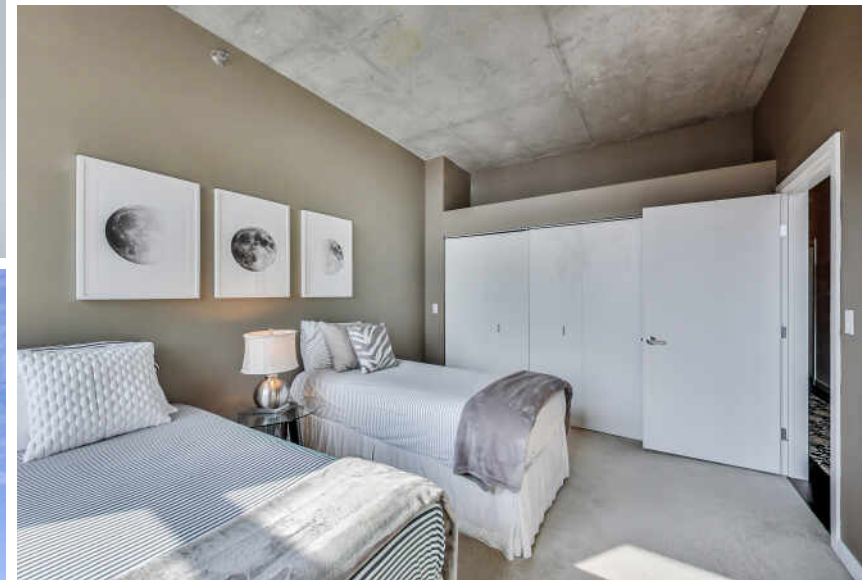


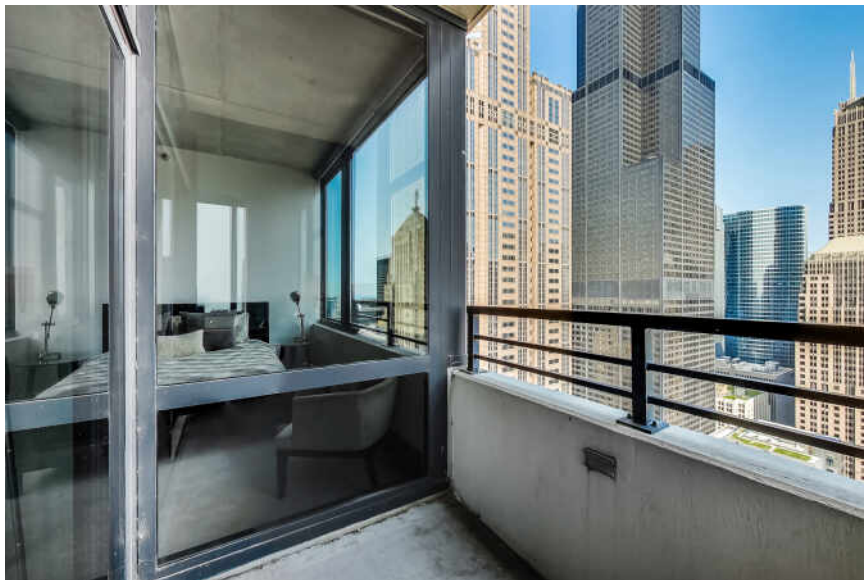
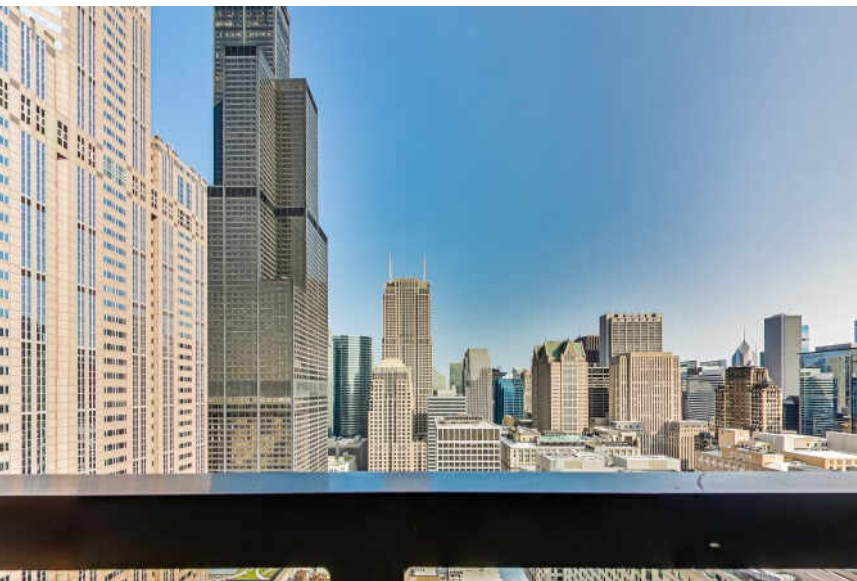
UNBEATABLE VIEWS OF THE LAKE AND CITY

Modern and spacious 1327 sq. ft. corner condo on a high floor in central Loop location. One of the most desirable floorplans in the building, this gorgeous unit is flooded with natural light from floor to ceiling windows in every room. Open floor plan allows for multi-purpose use rooms and entertaining! Incredible chefs kitchen with 3.5 ft. Euro style cabinets, granite tops, tons of counter and storage space, 9 ft. breakfast island, upgraded SS appliances, and custom backsplash. Kitchen open to living/dining area with wrap around views of the lake and city, and private covered balcony. Split floor plan with Main bedroom suite features amazing views, space for king size bed, large closet systems, and a spacious bathroom with double sink and large soaking tub. Second bedroom fully enclosed with large closet and incredible city views. This unit is well maintained and currently only used as a second home. It features hardwood floors thru-out, 10 ft. concrete ceilings which re-enforces noise barrier, great storage space, washer/dryer in unit, foyer area. Prime parking on the 1st floor just right at the top of ramp available for \$35,000. Low home owner assessments cover everything except electric & cable. Healthy building reserves, 24x7 doorperson, management & engineers, convenience store/deli, bike rooms, amazon lockers, and Tide valet laundry lockers all onsite. Central Loop location within walking distance to all the city has to offer from shopping and restaurants, public transportation/Metra Stations/and interstate highway access, Michigan Ave and State St, and parks & lake. Building is FHA approved, has no rental cap, and is investor friendly. Schedule your showing today!

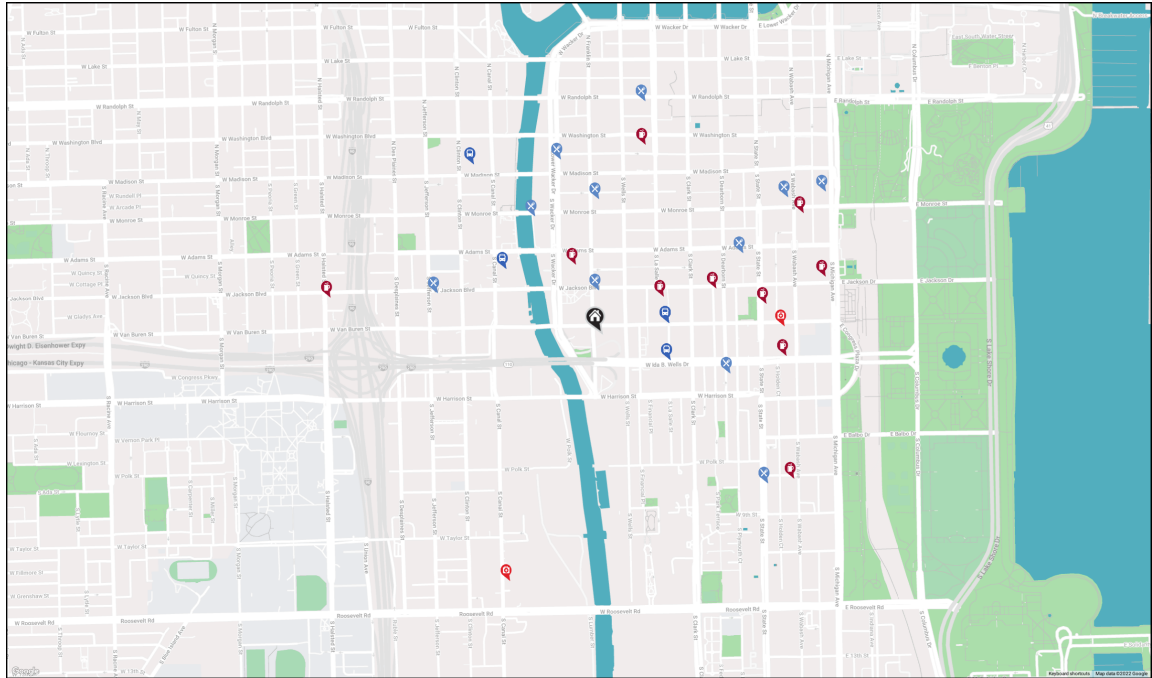
2 BEDROOM
2 BATH
TAXES: \$7,728
ASSESSMENTS: \$548 / MONTH







1305 sq ft + 34 sq ft BALCONY



RESTAURANTS

Giordano's
223 WEST JACKSON BOULEVARD, 0.1 MI

**South Branch Tavern & Grille
(The Loop - Chicago)**
100 SOUTH WACKER DRIVE, 0.3 MI

Chipotle Mexican Grill
230 WEST MONROE STREET, 0.3 MI

Gino's East - South Loop
521 SOUTH DEARBORN STREET, 0.3 MI

The Berghoff Restaurant
17 WEST ADAMS STREET, 0.4 MI

Lou Mitchell's
565 WEST JACKSON BOULEVARD, 0.4 MI

One North Kitchen & Bar
1 NORTH UPPER WACKER DRIVE, 0.4 MI

**South Loop - Lou Malnati's
Pizzeria**
805 SOUTH STATE STREET, 0.5 MI

312 Chicago
136 NORTH LA SALLE STREET, 0.5 MI

Flat Top Grill
30 SOUTH WABASH AVENUE, 0.5 MI

The Gage
24 SOUTH MICHIGAN AVENUE, 0.6 MI

COFFEE SHOPS

Starbucks
233 SOUTH WACKER DRIVE, 0.2 MI

Ceres Cafe
141 WEST JACKSON BOULEVARD, 0.2 MI

**Intelligentsia Coffee Monadnock
Coffeebar**
MONADNOCK BUILDING, 0.3 MI

Cafecito
26 EAST IDA B. WELLS DRIVE #1, 0.4 MI

Dunkin'
DEPAUL CENTER UNIVERSITY, 0.4 MI

Corner Bakery
224 SOUTH MICHIGAN AVENUE, 0.5 MI

Einstein Bros. Bagels
30 N LA SALLE ST LB BY LB BY 100E, 0.5 MI

Under 55 Cafe
55 EAST MONROE STREET, 0.5 MI

Meli Cafe
301 SOUTH HALSTED STREET, 0.6 MI

Peet's Coffee
41 EAST 8TH STREET, 0.6 MI

HOSPITALS

NM Hospital
122 SOUTH MICHIGAN AVENUE, 0.4 MI

UChicago Medicine - South Loop
1101 SOUTH CANAL STREET SUITE 201-
202, 0.6 MI

TRANSIT

LaSalle
CTA - BLUE LINE, 0.2 MI

LaSalle/Van Buren
CTA - BROWN LINE, 0.2 MI

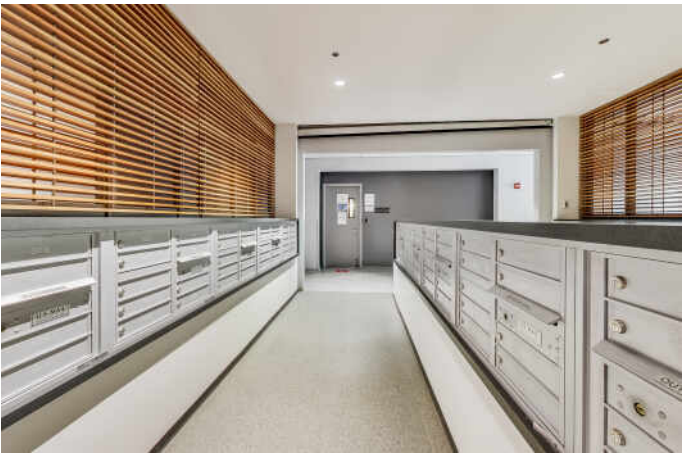
LaSalle/Van Buren
CTA - PINK LINE, 0.2 MI

LaSalle/Van Buren
CTA - ORANGE LINE, 0.2 MI

LaSalle/Van Buren
CTA - PURPLE LINE, 0.2 MI

Union Station
METRA - MILWAUKEE DISTRICT NORTH,
0.3 MI

Ogilvie Transportation
METRA - MILWAUKEE DISTRICT WEST,
0.5 MI





NADINE SHEHAIBER

REAL ESTATE BROKER

(708) 334-2622

NADINE@NADINESHEHAIBER.COM

WWW.NADINESHEHAIBER.COM

NADINE
S H E H A I B E R



CHRISTIE'S
INTERNATIONAL REAL ESTATE

235WVANBURENST4101.INFO