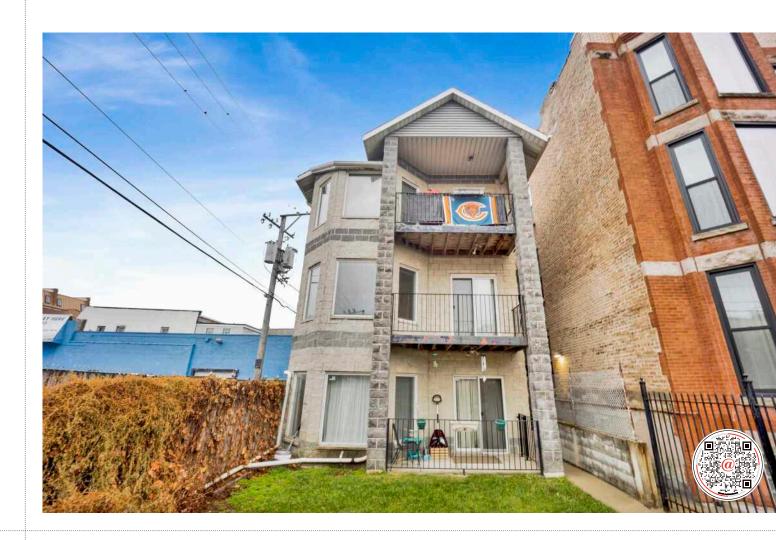
2413 W POLK STREET #2

TRI-TAYLOR/NEAR WEST SIDE







ROOM DIMENSIONS

LIVING ROOM: 15' × 13'

DINING ROOM: 8' × 9'

KITCHEN: 15' × 8'

PRIMARY BEDROOM: 11' × 18'

SECOND BEDROOM : 10' × 14'

BALCONY: 6' × 12'

DITECONT TO THE

FOYER: 8' × 9'

WALK IN CLOSET: 5' × 5'

Beautifully updated and move-in ready, this spacious 2-bed, 2-bath condo sits in an ideal Tri-Taylor location just steps from the Illinois Medical District and UIC.

The bright second-floor layout is lined with oversized windows and offers an airy open-concept living space anchored by a gas fireplace and newer laminate flooring, with original hardwood preserved underneath. The kitchen features crisp white cabinetry, sleek stone countertops, and an emerald tile backsplash, along with a breakfast bar and plenty of counter space. The primary bedroom includes an ensuite bath with clean, modern finishes. The home offers excellent storage throughout, including two walk-in closets. A second full bath, large second bedroom, and convenient in-unit laundry complete the interior.

Enjoy a private balcony for morning coffee, plus garage parking included. With easy access to major expressways, CTA, parks, restaurants, and the Medical District, this well-maintained, investor-friendly building offers both great value and outstanding accessibility.

2 BEDROOM

2 BATH

TAXES: \$4,200

ASSESSMENTS: \$250 / MONTH







4 2413 W POLK STREET #2 2413 W POLK STREET #2 5







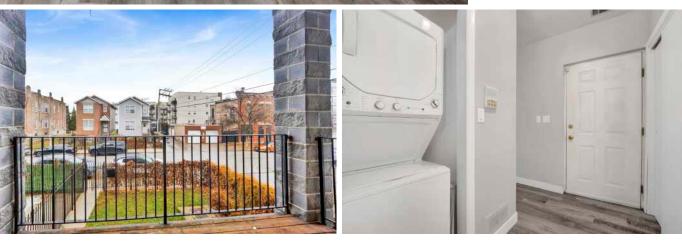


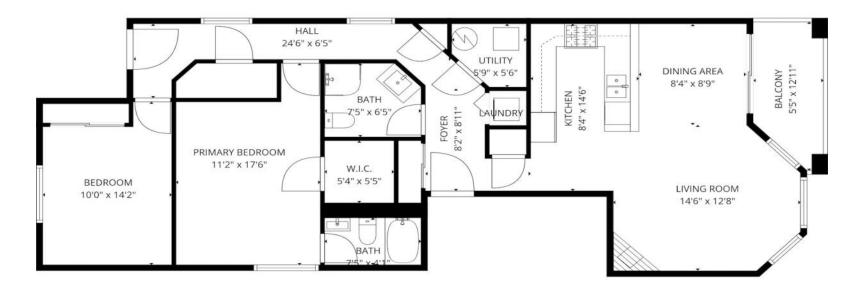












TOTAL: 1039 sq. ft 1st floor: 1039 sq. ft EXCLUDED AREAS: BALCONY: 61 sq. ft, WALLS: 85 sq. ft

8 2413 W POLK STREET #2 2413 W POLK STREET #2 9



SHOPPING_ TRANSIT_ RESTAURANTS_ Mount Sinai Hospital 1500 SOUTH FAIRFIELD AVENUE, 0.8 MI Food First Chicago 1 The Flower Shop of Chicago 2246 WEST TAYLOR STREET, 0.2 MI Western CTA - BLUE LINE, 0.3 MI University of Illinois 741 SOUTH WESTERN AVENUE, 0.1 MI 1747 ROOSEVELT ROAD, 0.8 MI Baba Pita - Mediterranean & 2 Illinois Medical District Rush University Medical ₹ GROCERY Persian Cuisine CTA - BLUE LINE, 0.6 MI 2343 WEST TAYLOR STREET, 0.2 MI 1620 WEST HARRISON STREET, 1.0 MI 3 S Western Ave 1 Pete's Fresh Market #10 -METRA - BNSF RAILWAY, 0.9 MI Oamenzo's Pizza Madison & Western ♀ schools_ 2324 WEST TAYLOR STREET, 0.2 MI 2333 WEST MADISON STREET, 0.7 MI Polk CTA - PINK LINE, 0.9 MI Bacci Pizzeria on Taylor 2 Jewel-Osco 1 Chicago Hope Academy Street 1220 SOUTH ASHLAND AVENUE, 1.0 MI 2189 WEST BOWLER STREET, 0.3 MI 2301 WEST TAYLOR STREET, 0.2 MI PARKS_ Chalmers Elementary Q COFFEE_ School Claremont Park 2745 WEST ROOSEVELT ROAD, 0.5 MI 2334 WEST FLOURNOY STREET, 0.2 MI Bodyworks Fitness and Muse Coffee Studio Manley Career Academy Nutrition Vietnam Veterans Survivors 747 SOUTH WESTERN AVENUE, 0.1 MI 1211 SOUTH WESTERN AVENUE, 0.3 MI High School Memorial 2935 WEST POLK STREET, 0.7 MI McDonald's 37872 815 SOUTH OAKLEY BOULEVARD, UIC Sports & Fitness Center 0.2 MI 2315 WEST OGDEN AVENUE, 0.4 MI 828 SOUTH WOLCOTT AVENUE, 0.6 MI Robert Nathaniel Dett Oogwood Park Elementary School Ounkin 2732 WEST POLK STREET, 0.4 MI 2131 WEST MONROE STREET, 0.7 MI 2401 WEST OGDEN AVENUE, 0.5 MI 4 MEDICAL Joseph Kellman Corporate Starbucks 1 Jesse Brown VA Medical

Community Elementary

3030 WEST ARTHINGTON STREET,

School

0.8 MI

715 SOUTH SEELEY AVENUE, 0.5 MI

1969 WEST OGDEN AVENUE, 0.6 MI

6 Awake cafe - Cook County

Center

820 SOUTH DAMEN AVENUE, 0.5 MI

NOTES			

2413 W POLK STREET #2 11 10 2413 W POLK STREET #2



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