



2468-72 N ORCHARD STREET LINCOLN PARK



2468-72 N ORCHARD STREET · LINCOLN PARK

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LUXURY PORTFOLIO INTERNATIONAL



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2468-72 N ORCHARD STREET • LINCOLN PARK





MAIN ENTRY

2468-72 N ORCHARD STREET

ROOM DIMENSIONS

- 2BR Unit - Living Room . 12'x17'
- 2BR Unit - Dining Rm. ... 16'x11'
- 2BR Unit-Sunroom/Off. .. 11'x11'
- 2BR Unit - Kitchen 8'x8'
- 2BR Unit - Bedroom 1 11'x12'
- 2BR Unit - Bedroom 2 10'x12'
- Garden Unit - LR/DR 19'x21'
- Garden Unit - Bedroom 8'x10'
- Garden Unit - Office 10'x5'
- Garden Unit - Kitchen 7'x12'

FEATURES

Prime East Lincoln Park Multi-Unit Investment Opportunity providing both current cash flow and long-term appreciation potential. 2468-72 N. Orchard Street is a beautiful all-brick building with limestone accents in the heart of the Arlington-Deming Historic District, one of Chicago's most desirable residential corridors. This must-see family-owned building has not been on the market for over 60 years, a rare opportunity that is not to be missed. Situated on a double-lot (50x126), this well-maintained 1918 property offers a rare combination of size, location, and income potential with value-add possibilities. The 7-unit building features six spacious 2-bedroom/1-bath units (approximately 1,400 SF each) and one 1-bedroom/1-bath unit, for a total of 13 bedrooms and 7 bathrooms. Five surface parking spaces are included — a valuable amenity in this sought-after neighborhood. Tenants enjoy easy access to CTA trains and buses, Lake Michigan, DePaul University, and the countless dining, shopping, and entertainment options offered in Lincoln Park. The building is located steps from Saint Clement School and in the Alcott and Lincoln Park High School districts. Zoned RM5. Whether you're looking to expand your portfolio with a stable, income-producing, turnkey asset with upside potential or explore future redevelopment opportunities on a wide lot in one of Chicago's premier neighborhoods, 2468-72 N. Orchard Street presents an exceptional opportunity for investors or 1031 exchange buyers.



STEPHANIE KLEIN TROUT BROKER

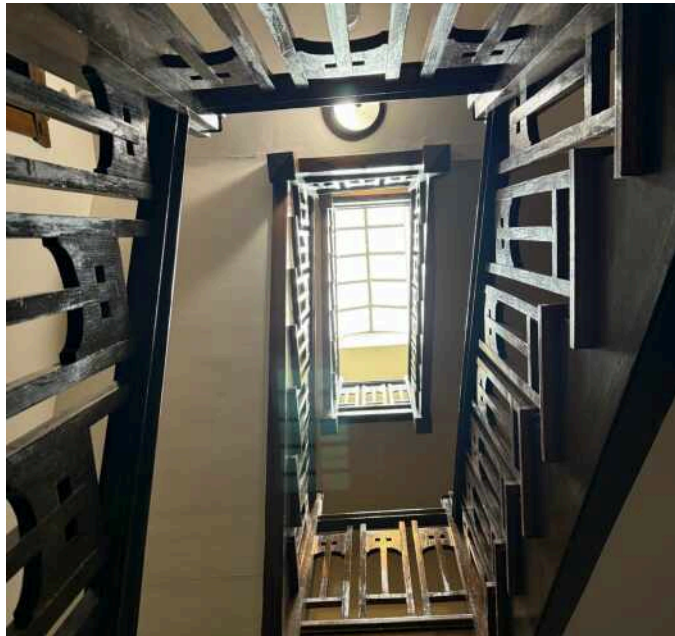
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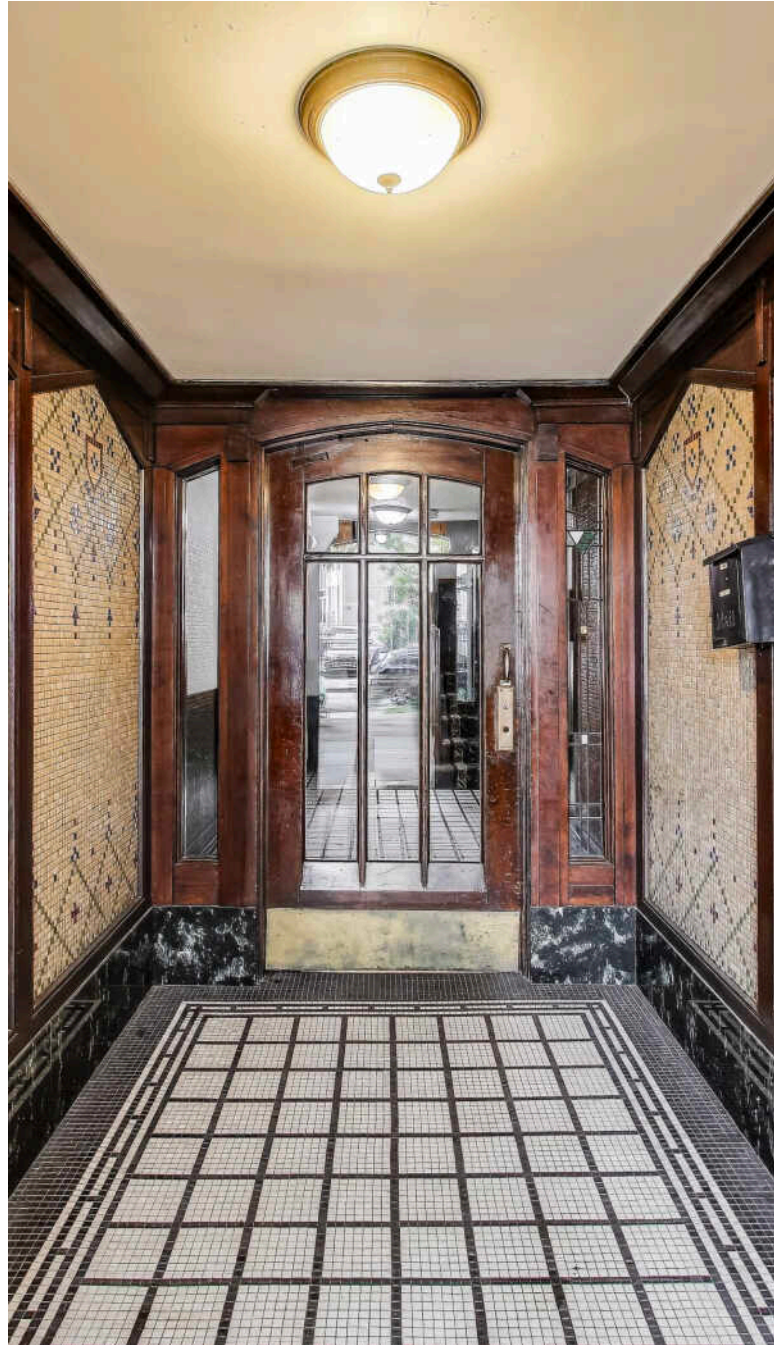




LOBBY



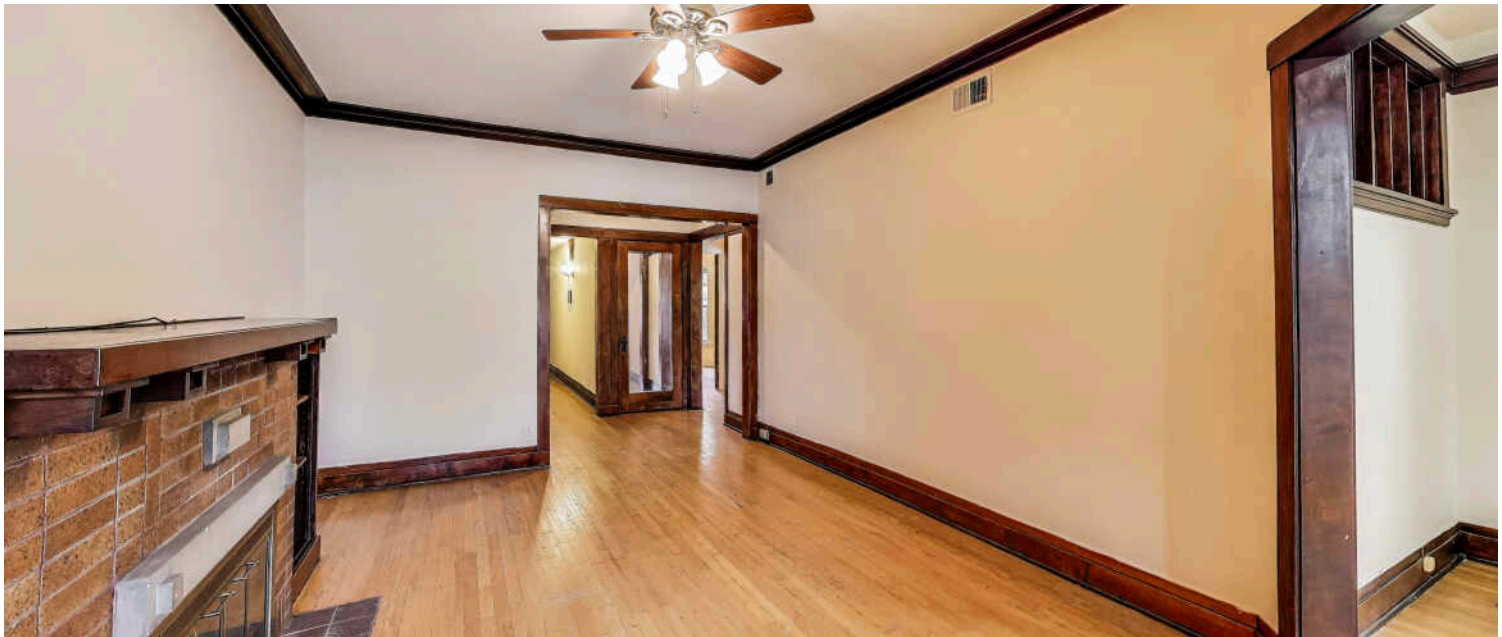
LOBBY STAIRCASE



MAIN DOOR



2BR UNIT - LIVING ROOM



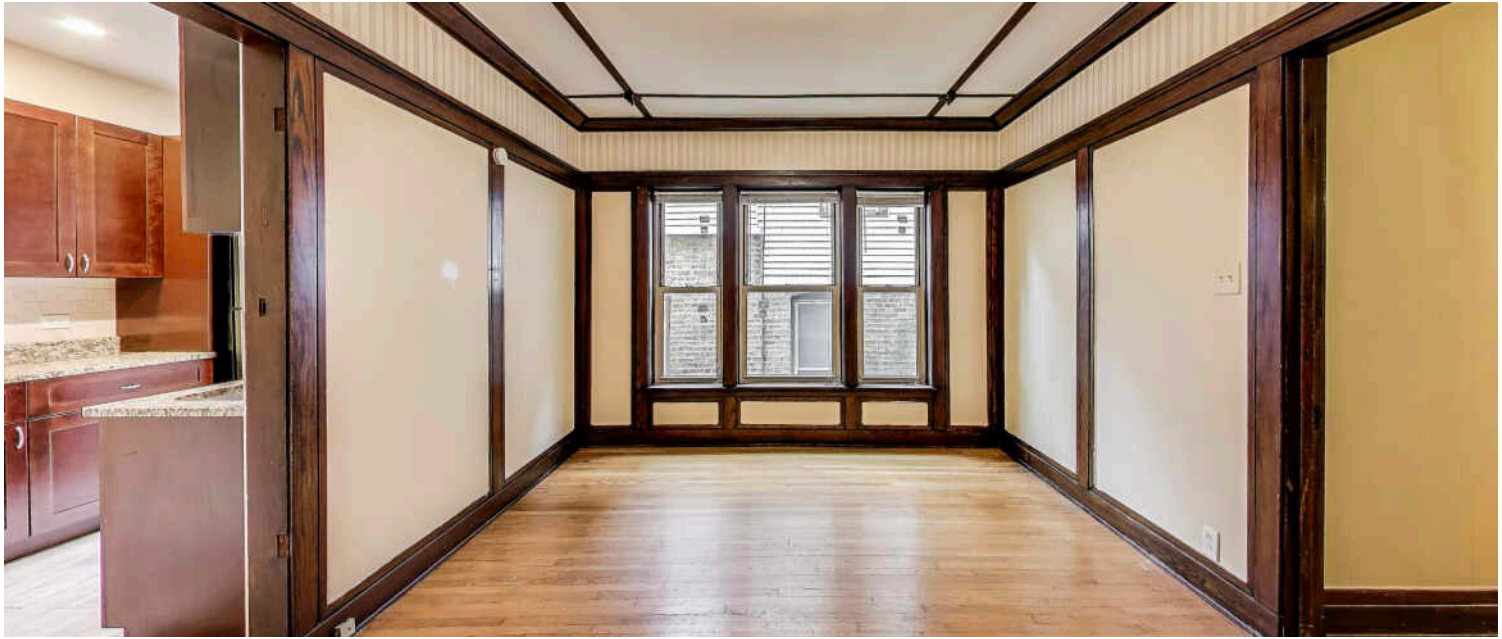
2BR UNIT - LIVING ROOM



2BR UNIT - SUNROOM/OFFICE



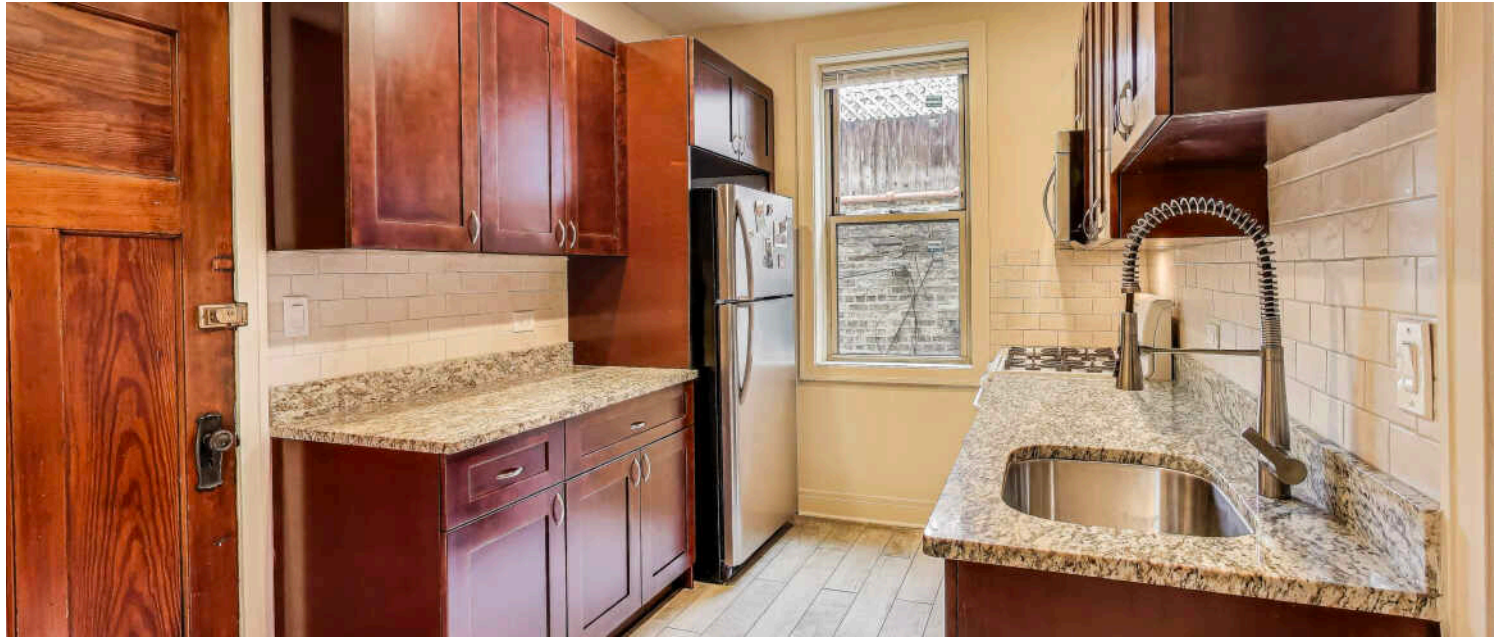
2BR UNIT - SUNROOM/OFFICE



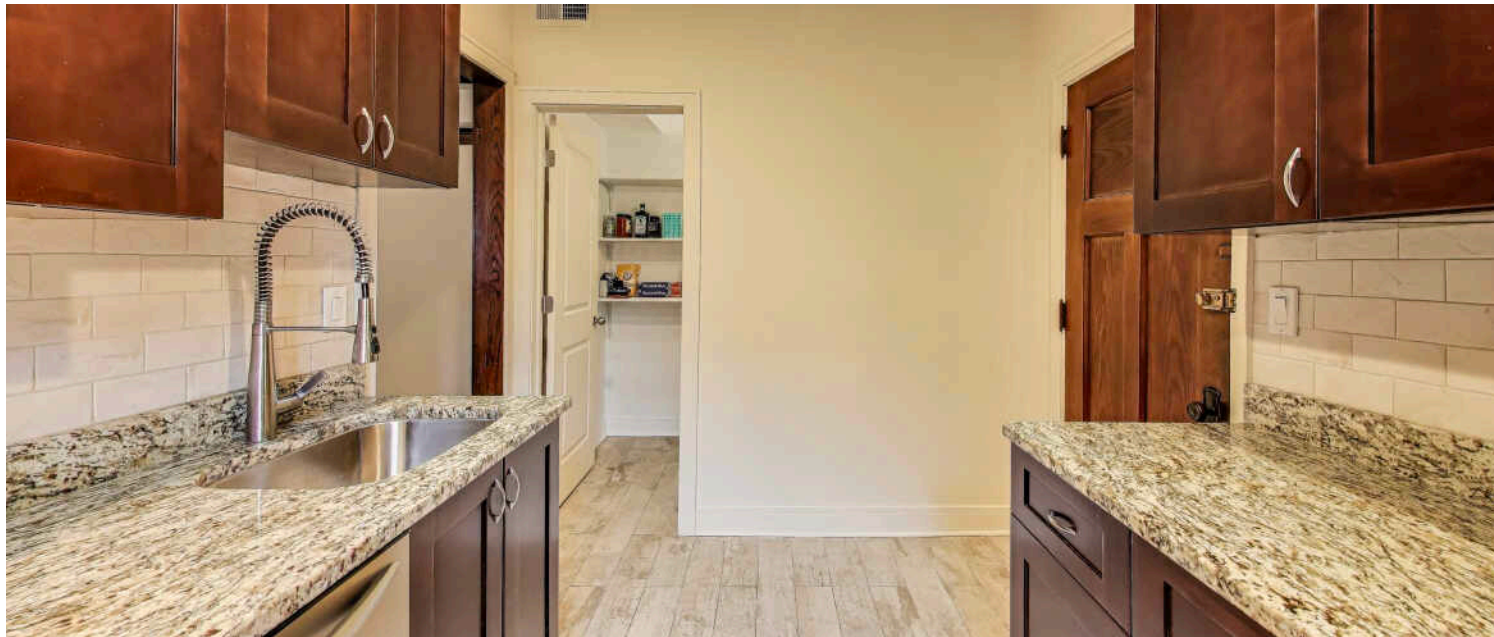
2BR UNIT - DINING ROOM



2BR UNIT - DINING ROOM



2BR UNIT - KITCHEN



2BR UNIT - KITCHEN



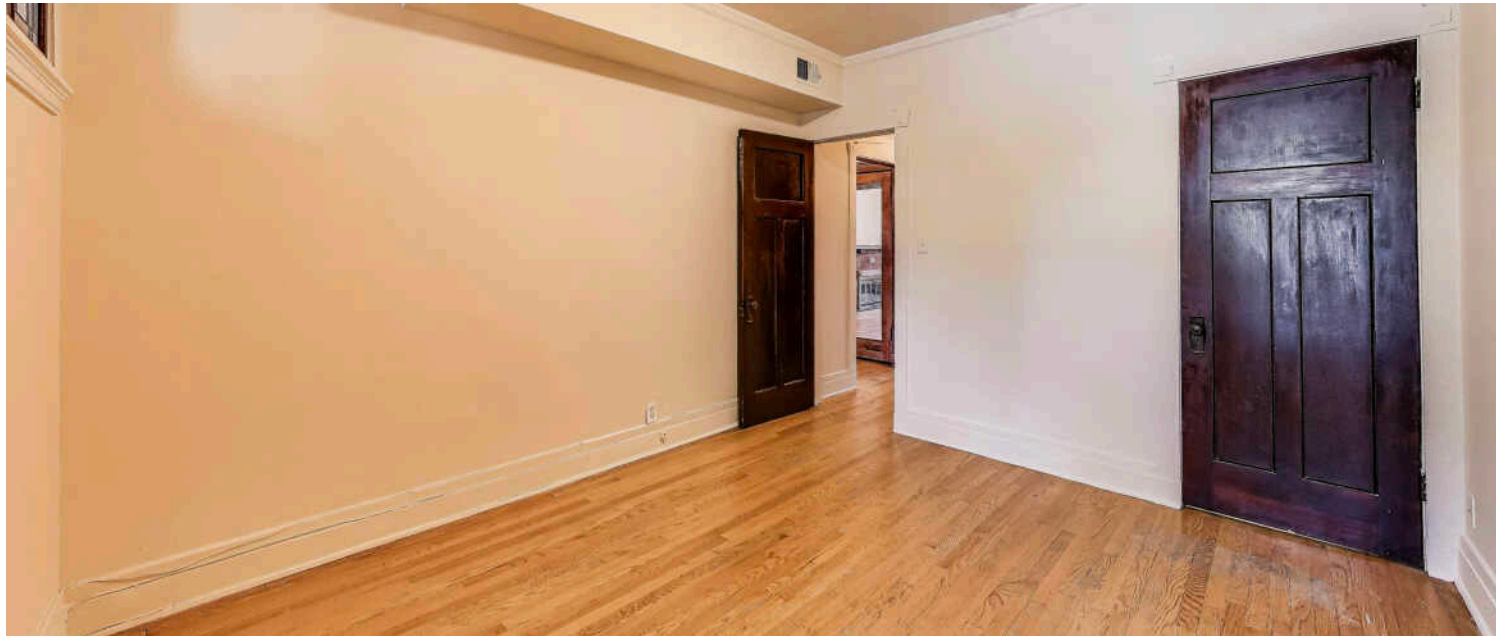
2BR UNIT - THREE SEASON ROOM



2BR UNIT - THREE SEASON ROOM



2BR UNIT - BEDROOM 1



2BR UNIT - BEDROOM 1



2BR UNIT - BEDROOM 2



2BR UNIT - BEDROOM 2



2BR UNIT - BATHROOM



GARDEN UNIT - LIVING/DINING ROOM



GARDEN UNIT - LIVING ROOM



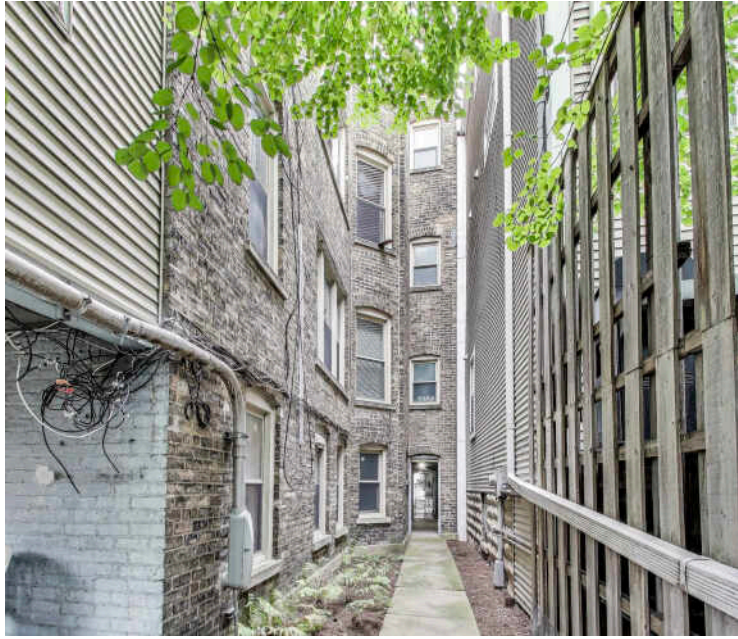
GARDEN UNIT - KITCHEN

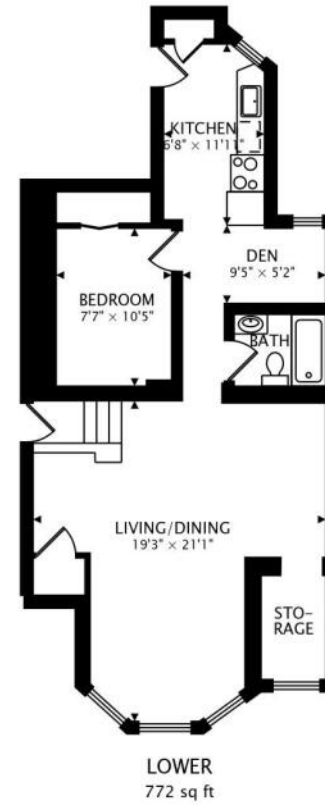


GARDEN UNIT - BEDROOM



GARDEN UNIT - BATHROOM







LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

Locals love the many parks, shops, restaurants and tree-lined streets. The lakefront is another highlight where residents enjoy a variety of leisure activities at North Avenue Beach.

The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

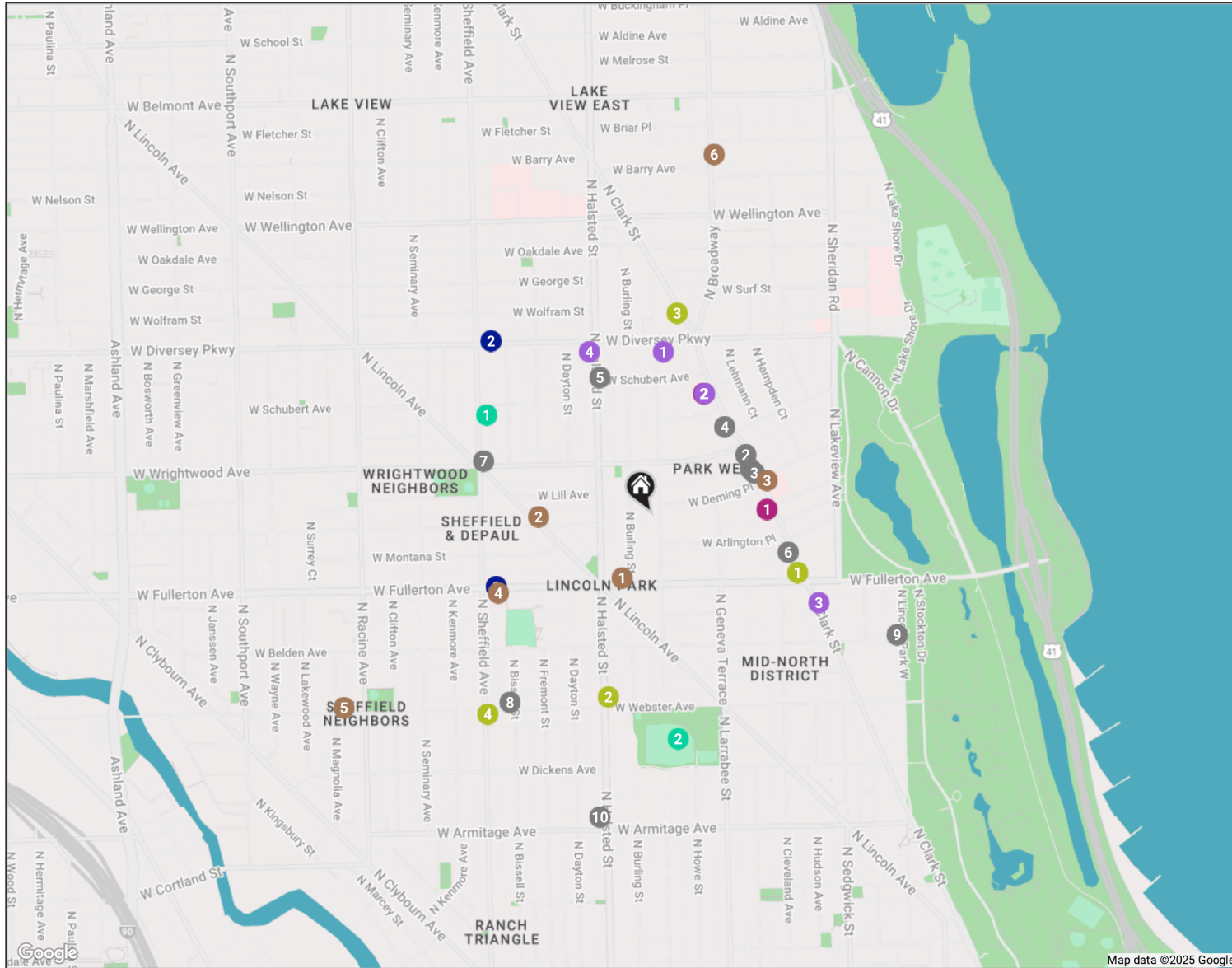
Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.

NEIGHBORHOOD GUIDE MAP

2468-72 N ORCHARD STREET

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NEIGHBORHOOD GUIDE

RESTAURANTS _____

- 1** Toro Sushi
2546 NORTH CLARK STREET, 0.2 MI
- 2** Maison Parisienne - French Café Clark St
2564 N CLARK ST, 0.2 MI
- 3** Molly's Cupcakes
2536 N CLARK ST, 0.2 MI
- 4** The Wiener's Circle
2622 NORTH CLARK STREET, 0.2 MI
- 5** Sapori Trattoria
2701 NORTH HALSTED STREET, 0.3 MI
- 6** The Pasta Bowl - Lincoln Park
2434 NORTH CLARK STREET, 0.3 MI
- 7** Lou Malnati's Pizzeria
958 WEST WRIGHTWOOD AVENUE, 0.4 MI
- 8** Homeslice Pizza + Patio
938 WEST WEBSTER AVENUE, 0.5 MI

- 9** Mon Ami Gabi
2300 NORTH LINCOLN PARK WEST,
0.6 MI

- 10** Blue Door Farm Stand
2010 N HALSTED ST, 0.6 MI

COFFEE _____

- 1** Bourgeois Pig Cafe
738 WEST FULLERTON AVENUE,
0.1 MI
- 2** Verzênay Chicago
2507 NORTH LINCOLN AVENUE,
0.2 MI
- 3** Starbucks
2525 1/2 NORTH CLARK STREET,
0.3 MI
- 4** Dunkin'
947 WEST FULLERTON AVENUE,
0.4 MI
- 5** Floriole Cafe & Bakery
1220 WEST WEBSTER AVENUE, 0.8 MI
- 6** Intelligentsia Coffee
Broadway Coffeebar
3123 N BROADWAY, 0.8 MI

SHOPPING _____

- 1** Walgreens
2500 N CLARK ST, 0.2 MI
- 2** CVS Pharmacy
2650 N CLARK ST, 0.3 MI

GROCERY _____

- 1** Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.3 MI
- 2** Target Grocery
2650 NORTH CLARK STREET, 0.3 MI
- 3** Big Apple Finer Foods
2345 NORTH CLARK STREET, 0.4 MI
- 4** The Fresh Market
2730 NORTH HALSTED STREET, 0.4 MI

GYM _____

- 1** Lincoln Park Fitness Center
444 WEST FULLERTON PARKWAY #1,
0.3 MI

- 2** Orangetheory Fitness
2209 NORTH HALSTED STREET, 0.4 MI

- 3** LA Fitness
2828 NORTH CLARK STREET, 0.4 MI

- 4** CorePower Yoga - Lincoln Park
959 WEST WEBSTER AVENUE, 0.5 MI

TRANSIT _____

- 1** Fullerton
CTA - BROWN LINE, 0.4 MI
- 2** Diversey
CTA - BROWN LINE, 0.5 MI

PARKS _____

- 1** Wiggly Field Dog Park
2645 NORTH SHEFFIELD AVENUE,
0.4 MI
- 2** Oz Park
2021 NORTH BURLING STREET, 0.5 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

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