2551 W AINSLIE STREET #3

LINCOLN SQUARE







ROOM DIMENSIONS

LIVING / DINING ROOM : 23' × 13'

KITCHEN: 11' × 10'

PRIMARY BEDROOM : 13' × 13' SECOND BEDROOM : 13' × 9'

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2 BEDROOM 2 BATH

TAXES: \$4,321.61 (NO EXEMPTIONS)
ASSESSMENTS: \$134 (SUPER LOW!)

STUNNING & BRIGHT, TOP FLOOR 2 BEDROOM / 1 BATHROOM CONDO IN THE HEART OF LINCOLN SQUARE.

- Unit features soaring ceilings, open floor plan living area, gas fireplace, dark
 hardwood throughout (except master bdrm), lots of exposed brick, incredible
 custom bookshelves and in-unit laundry.
- Modern kitchen boasts maple cabinets, granite countertops, and stainless steel appliances.
- Private back deck for grilling, gardening and relaxing, and landscaped common patio.
- Gorgeous updated lighting fixtures, commercial-style kitchen faucet.
- Easy street parking, low assessments and added bike storage and additional full height storage cage.
- Just steps to the brown line El (either Rockwell or Western stop) and the vibrant Lincoln Square shopping district, including the farmers market, the Old Town School of Folk Music, the Davis Theater and many other iconic restaurants and shops.















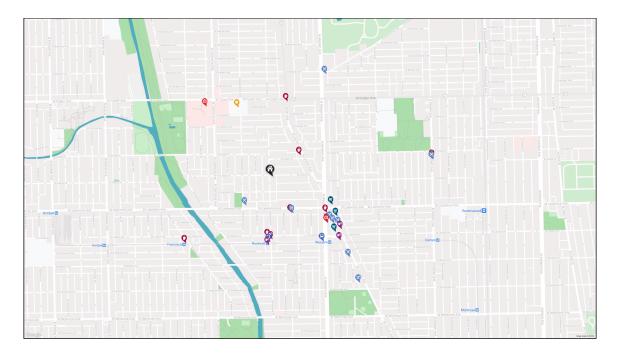
LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of ever-popular restaurants and bars, and Lincoln Avenue offers an eclectic mix of sophisticated eateries, corner cafes and favorite neighborhood hangouts.

Centered around a bustling shopping and dining district on Chicago's North Side, Lincoln Square became one of Chicago's first commuter suburbs when the Ravenswood elevated train line was completed in 1907. Today residents have convenient access to the CTA Brown Line and Metra's Union Pacific North Line.

The neighborhood's quiet residential streets are lined with bungalows, greystones and brick two- and three-flats. Lovely Victorian and Prairie School homes can be found along the North Branch of the Chicago River. New-construction options are also available in Lincoln Square and include single-family homes, townhomes, three-flat condominiums and mid-rise buildings.

Lincoln Square's lively cultural scene includes the Old Town School of Folk Music as well as annual festivals such as the Square Roots festival and the German-American Fest, which draws crowds from all over the Midwest.





Isla Pilipina Restaurant 2501 WEST LAWRENCE AVENUE, 0.2 MI

goosefoot 2656 WEST LAWRENCE AVENUE, 0.2 MI

The Book Cellar 4736 NORTH LINCOLN AVENUE, 0.3 MI

Gene's Sausage Shop and Delicatessen 4750 NORTH LINCOLN AVENUE, 0.3 MI

Cafe Selmarie 4729 NORTH LINCOLN AVENUE, 0.4 MI

Davis Theater, Chicago 4614 NORTH LINCOLN AVENUE, 0.5 MI

San Soo Gab San 5247 NORTH WESTERN AVENUE, 0.5 MI

Bistro Campagne

4518 NORTH LINCOLN AVENUE, 0.6 MI

Over Easy Café 4943 NORTH DAMEN AVENUE, 0.7 MI

COFFEE SHOPS

Coffee Slasticarna Drina 2501 WEST LAWRENCE AVENUE #1F, 0.2 MI

Groundswell Coffee Roasters 5008 NORTH LINCOLN AVENUE, 0.2 MI

Beans & Bagels 2601 WEST LELAND AVENUE, 0.3 MI

Famous Dutch Pancake Huis -Pannenkoeken Cafe 4757 NORTH WESTERN AVENUE, 0.3 MI

Jimmy's Pizza Cafe 5159 NORTH LINCOLN AVENUE, 0.4 MI

First Slice 4664 NORTH MANOR AVENUE, 0.5 MI

Bang Bang Pie & Biscuits Ravenswood 4947 NORTH DAMEN AVENUE, 0.7 MI

SHOPPING

Timeless Toys Ltd 4749 NORTH LINCOLN AVENUE, 0.3 MI

On The Route Bicycles - Lincoln 2338 WEST LAWRENCE AVENUE, 0.3 MI

Merz Apothecary 4716 NORTH LINCOLN AVENUE, 0.4 MI

PHEALTH CLUBS

Bloom Yoga Studio 4663 NORTH ROCKWELL STREET, 0.3 MI

iLoveKickboxing - Lincoln Square 4733 NORTH WESTERN AVENUE, 0.3 MI

Brush Park Gymnasium 4646 NORTH ROCKWELL STREET, 0.3 MI

Lincoln Square Athletic Club 4662 NORTH LINCOLN AVENUE, 0.4 MI

Degerberg Academy of Martial

4717 NORTH LINCOLN AVENUE, 0.4 MI

O HOSPITALS

Advocate Ravenswood Med 4725 NORTH WESTERN AVENUE, 0.3 MI

Swedish Hospital 5140 NORTH CALIFORNIA AVENUE, 0.5 MI

SCHOOLS

Budlong Elementary School 2701 WEST FOSTER AVE, 0.4 MI



Rockwell CTA - BROWN LINE, 0.3 MI

Western CTA - BROWN LINE, 0.4 MI

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