

2604 W ARGYLE STREET  
LINCOLN SQUARE



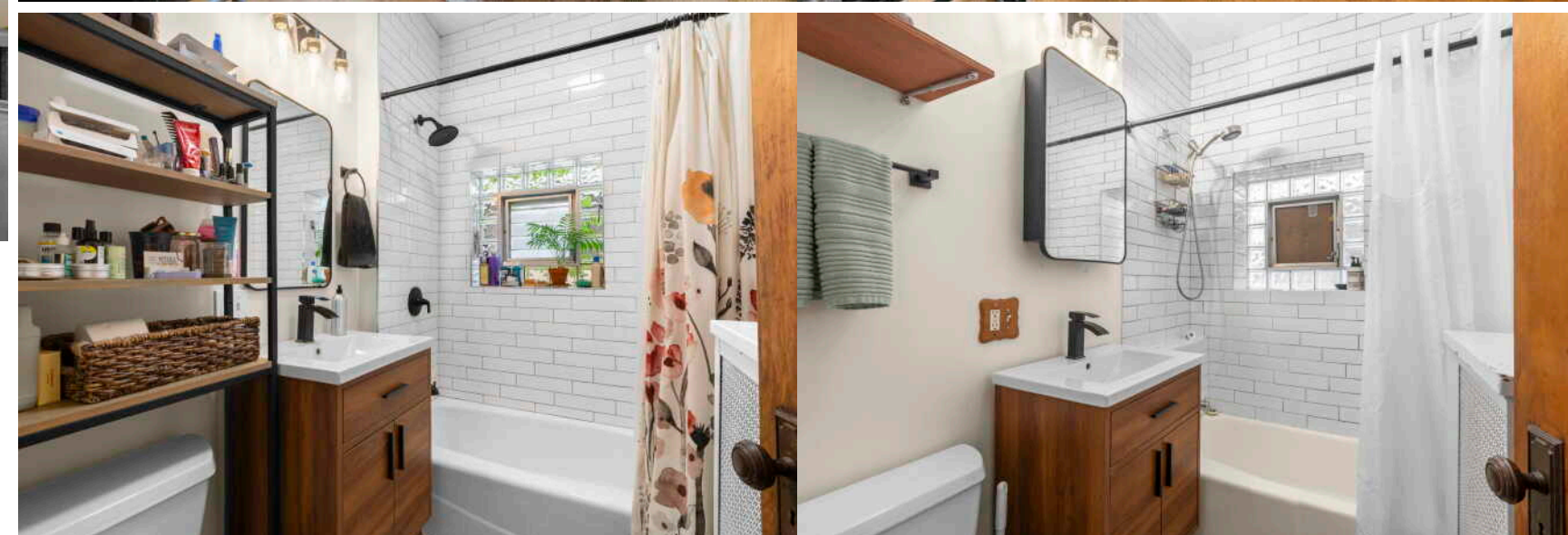
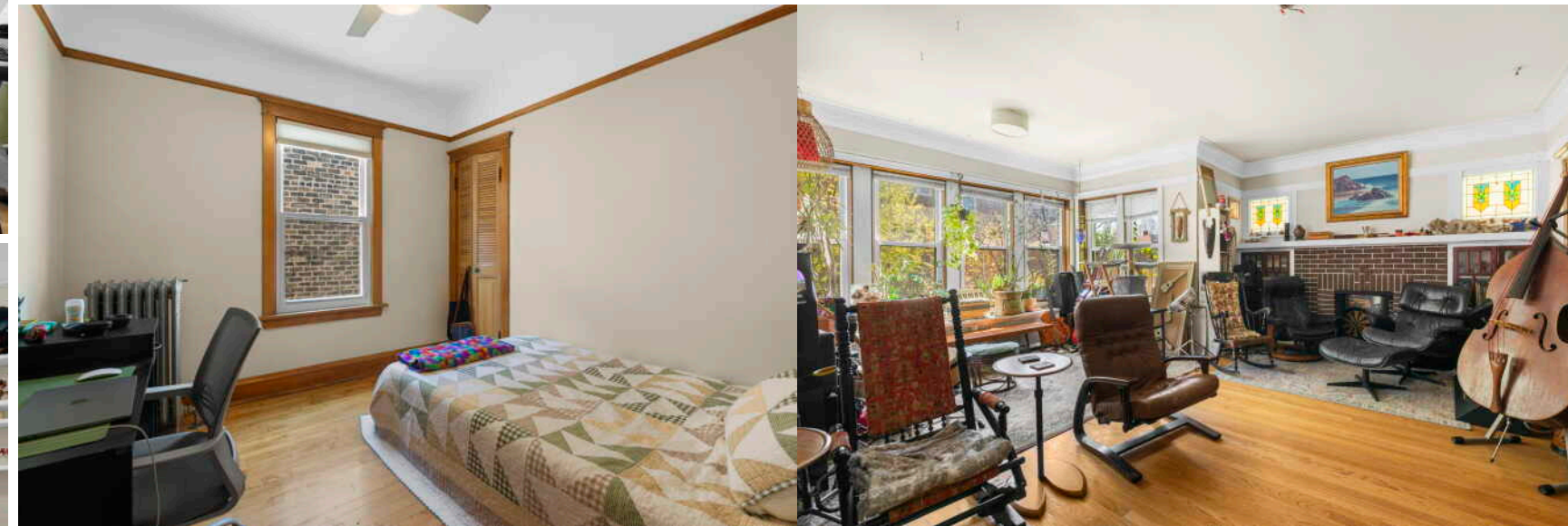
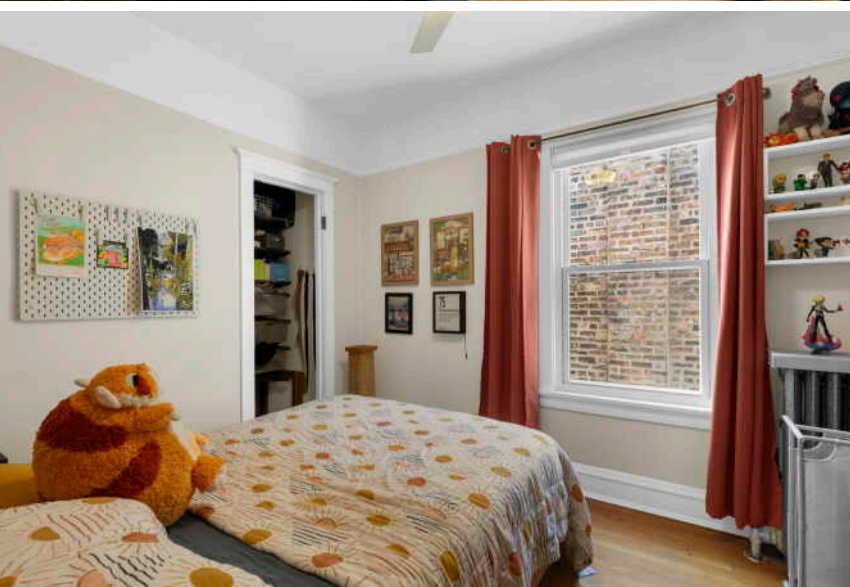


6 BEDROOM  
2 BATH  
TAXES: \$11,995

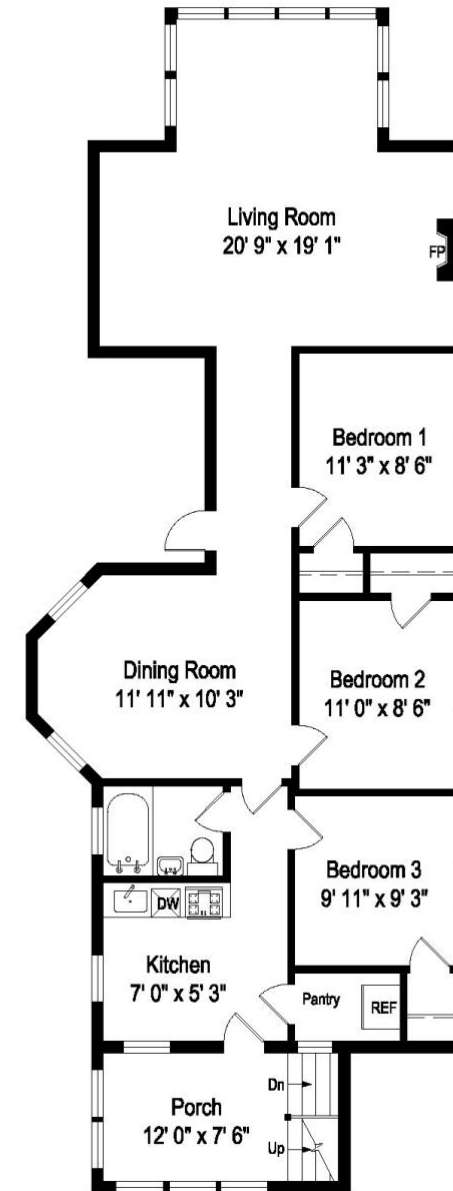
## TWO 3-BEDROOM UNITS

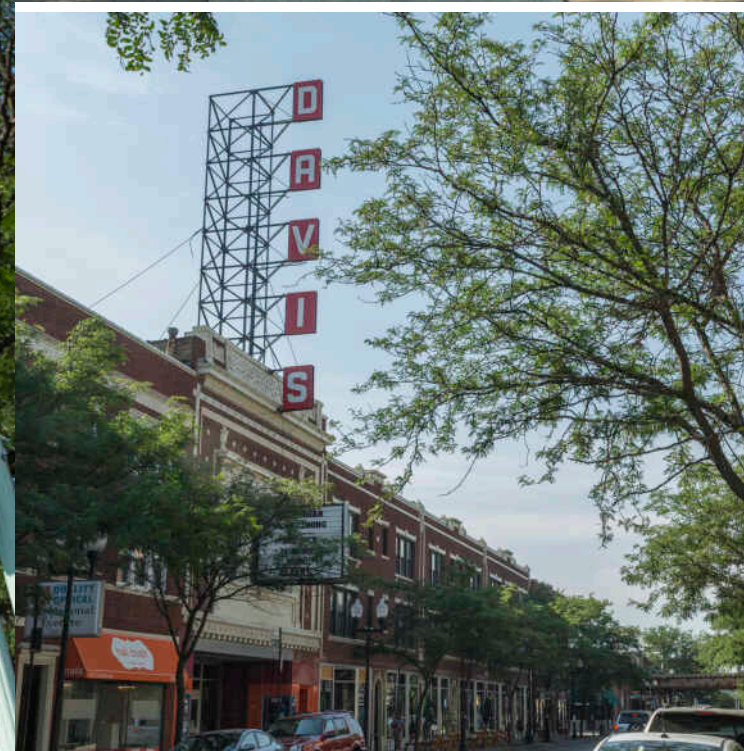
Solid Lincoln Square brick 2-flat on wide lot. Nice quiet location. Many original features including dining room hutch, woodwork & doors. Two huge units, each with 3 bedrooms and one bath, separate dining room and sun room. Owner recently remodeled both baths; both kitchens have pantries and islands and were remodeled about twelve years ago. Enclosed back porches serve as wonderful storage or three-season offices/dens. Unfinished basement with high ceilings has washer and dryer and several storage rooms. Ideal opportunity to convert to a single family, add a garden unit or create an owner's duplex-down. 2-car brick garage. Charming landscaped flagstone patio plus room for a garden.











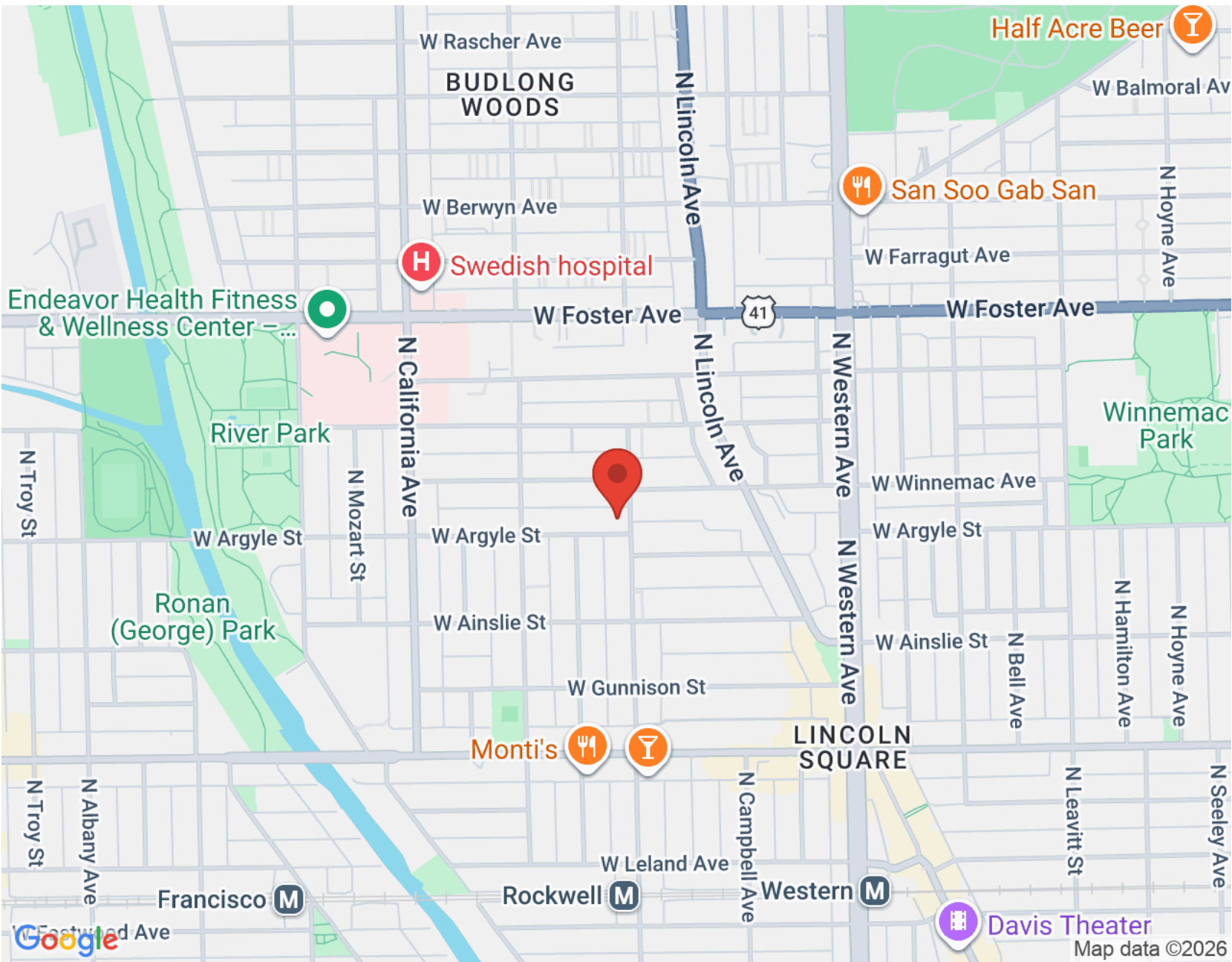
## LINCOLN SQUARE EXUDES BOTH TRENDINESS AND OLD-WORLD CHARM.

The community has a number of popular restaurants and bars, while 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.



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