

**2605 S INDIANA AVE #1007**  
CHICAGO, IL 60616





#### ROOM DIMENSIONS

LIVING ROOM : 18' x 19'

DINING ROOM : 6' x 6'

KITCHEN : 10' x 6'

PRIMARY BEDROOM : 11' x 17'

TAXES: \$2,675 (2024 - HOMEOWNER'S  
EXEMPTION)

ASSESSMENTS: \$853 / MONTHLY  
(INTERNET, CABLE TV, HEAT, DOORSTAFF,  
COMMON AREA & EXTERIOR  
MAINTENANCE, PARKING, SNOW & TRASH  
REMOVAL, LAWN CARE, & WATER)

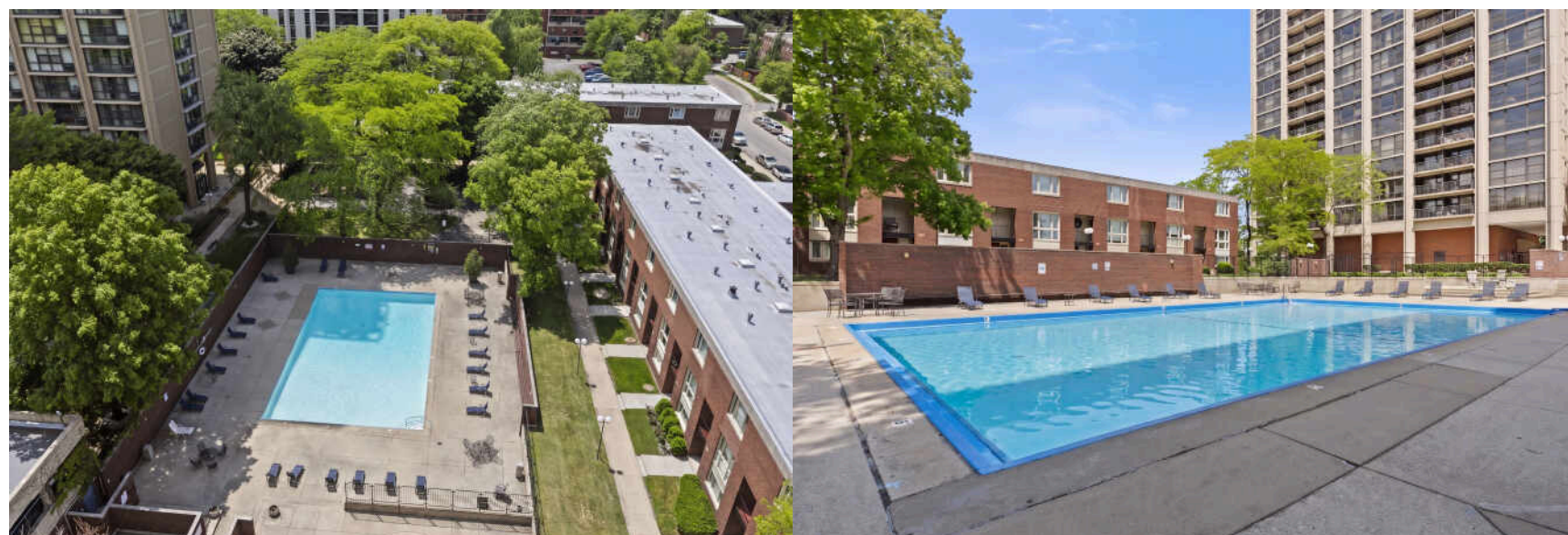
836 sq. ft. 1 BD/1 BA southeast corner unit condo + 1 uncovered parking spot in the parking structure @ "The Stratford at South Commons".

Cats OK - 2 pet count maximum. No dogs allowed! Rentals NOT allowed for new unit owners. Non-refundable move-in/move-out charge: \$275. Refundable elevator deposit: \$250. There are 2 wall-units for air conditioning. The unit is heated by a central boiler system located on the top floor of the building. The boiler supplies hot water that radiates heat to the condo through coils in the floor and ceiling surfaces. The temperature cannot be adjusted individually for any unit.

Garbage disposals + in-unit washers & dryers are NOT allowed by the HOA. Electric or propane grills are permitted on unit balconies. No Sunday or Holiday moves allowed.

There is an additional storage cage located off of the main lobby area. No ongoing or upcoming special assessments. Reserves: \$1.1 million (as of 06/04/2026). Kenmore Range (2019). Kenmore Refrigerator (2019). Panasonic Microwave (2024). The building has gone through many recent renovations since 2023 including: facade & garage repairs, pool updates, and riser upgrades. The building has an exercise room, a bike room, a laundry room, and an outdoor pool with a grilling area. Windows are HOA responsibility.

Easy access to I-90/94, I-55, Wintrust Arena, Rate Field, Chinatown Square, Illinois Institute of Technology McCormick Place, Soldier Field, Northerly Island, and Burnham Park Harbor. 0.6 miles from the CTA Green Line Cermak-McCormick Place Station. 0.7 miles from the METRA 27th Street Station.





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



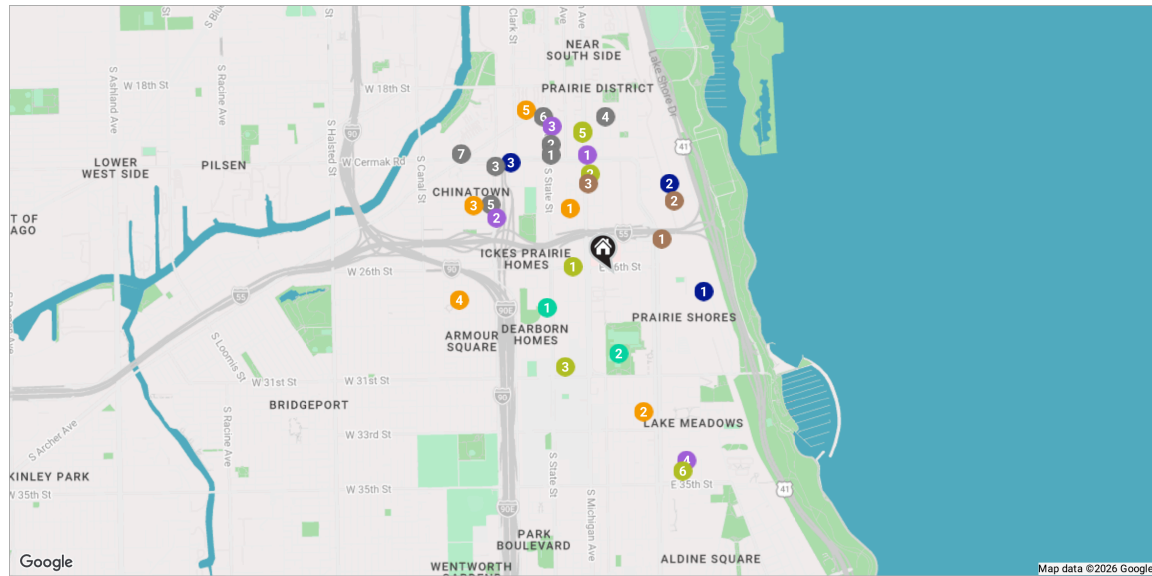
CHARACTERIZED BY TOWERING HIGH RISES AND HISTORIC POCKETS THAT REFLECT THE AREA'S STORIED PAST, THE **SOUTH LOOP** IS A DISTINCTIVE CHICAGO NEIGHBORHOOD.

Chicago's original Gold Coast in the late 19th century, the South Loop was once home to the likes of Marshall Field, George Pullman, and Philip Armour. Today the vibrant neighborhood is known for its access to the lakefront, shops, restaurants, parks, Museum Campus, and The Loop.

The South Loop is comprised of several historic areas including Printer's Row, which features a number of buildings that have been converted into residential lofts, along with Motor Row District and Prairie Avenue District. Meanwhile, several apartment and condominium buildings are under construction, bringing thousands of new residences to the neighborhood.

The South Loop's housing boom has brought with it an influx of retailers along with eateries and nightlife on South Michigan Avenue. The Roosevelt Collection is a popular destination featuring a movie theater and an assortment of retailers.

Museum Campus is the cultural hub of the South Loop featuring attractions including the Field Museum, Shedd Aquarium, Adler Planetarium, and Soldier Field. Residents also enjoy being in close proximity to Northerly Island and public transportation including the CTA's Roosevelt station.



**RESTAURANTS**

- 1 Sharks Fish and Chicken  
2139 SOUTH STATE STREET, 0.6 MI
- 2 Reggies Chicago  
2105 SOUTH STATE STREET, 0.7 MI
- 3 Triple Crown Restaurant |  
Dim Sum • Cantonese  
2217 SOUTH WENTWORTH AVENUE,  
0.7 MI
- 4 Chicago Oyster House  
1933 SOUTH INDIANA AVENUE, 0.7 MI
- 5 The Noodle Vietnamese &  
Thai Cuisine  
2336 SOUTH WENTWORTH AVENUE,  
0.7 MI
- 6 Cafe Bionda  
1924 SOUTH STATE STREET, 0.8 MI
- 7 Lao Sze Chuan  
2172 SOUTH ARCHER AVENUE, 0.9 MI

**COFFEE**

- 1 Dunkin'  
2503 SOUTH DOCTOR MARTIN LUTHER  
KING JUNIOR DRIVE, 0.3 MI

- 2 Starbucks  
2301 SOUTH DUSABLE LAKE SHORE  
DRIVE, 0.4 MI
- 3 Sweeney Taud Coffee &  
Cafe  
2255 SOUTH MICHIGAN AVENUE,  
0.4 MI

**GROCERY**

- 1 South Loop Market  
2135 SOUTH MICHIGAN AVENUE,  
0.6 MI
- 2 Best Choice Oriental  
Grocery  
2403 SOUTH WENTWORTH AVENUE,  
0.6 MI
- 3 L'afrique Market  
2001 SOUTH STATE STREET, 0.7 MI
- 4 Jewel-Osco  
443 EAST 34TH STREET, 0.9 MI

**GYM**

- 1 Wahe Guru Yoga Chicago  
48 EAST 26TH STREET, 0.2 MI

- 2 Women's Wellness Clinic  
2237 SOUTH MICHIGAN AVENUE,  
0.5 MI
- 3 Keating Sports Center  
3040 SOUTH WABASH AVENUE, 0.5 MI
- 4 AsYouSeeFit  
2022 SOUTH MICHIGAN AVENUE,  
0.7 MI
- 5 C.I.T.Y. Club Gymnastics  
Academy  
2028 SOUTH MICHIGAN AVENUE,  
0.7 MI
- 6 LA Fitness  
3435 SOUTH KING DRIVE, 1.0 MI

**SCHOOLS**

- 1 Ray Graham Training Center  
High School  
2347 SOUTH WABASH AVENUE, 0.4 MI
- 2 Pershing Magnet School  
3200 SOUTH CALUMET AVENUE, 0.6 MI
- 3 Haines Elementary School  
247 WEST 23RD PLACE, 0.7 MI

- 4 James Ward Elementary  
School  
2701 SOUTH SHIELDS AVENUE, 0.7 MI
- 5 South Loop Elementary Pre-  
K Branch School  
1915 SOUTH FEDERAL STREET, 0.9 MI

**TRANSIT**

- 1 27th St  
METRA - ELECTRIC MAIN BRANCH,  
0.4 MI
- 2 McCormick Place  
METRA - ELECTRIC MAIN BRANCH,  
0.5 MI
- 3 Cermak/Chinatown  
CTA - RED LINE, 0.7 MI

**PARKS**

- 1 Williams Park Fieldhouse  
2820 SOUTH STATE STREET, 0.3 MI
- 2 Dunbar (Paul Laurence) Park  
300 EAST 31ST STREET, 0.4 MI

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## ARDIT DIZDARI

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