



2640 N BURLING STREET
LINCOLN PARK

@properties

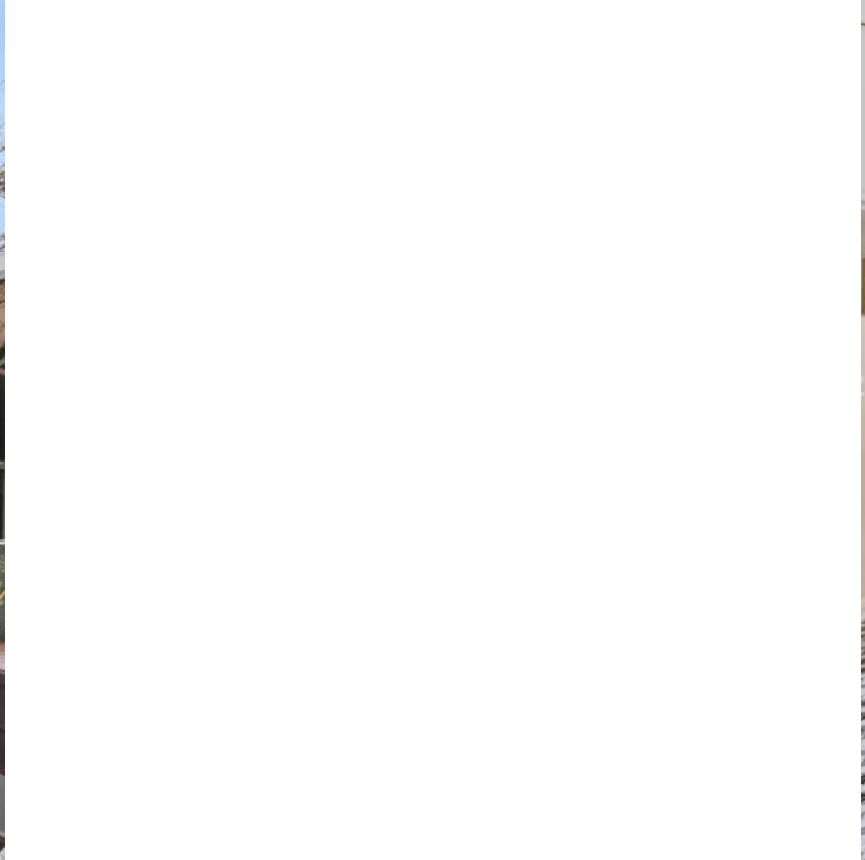
CHRISTIE'S
INTERNATIONAL REAL ESTATE

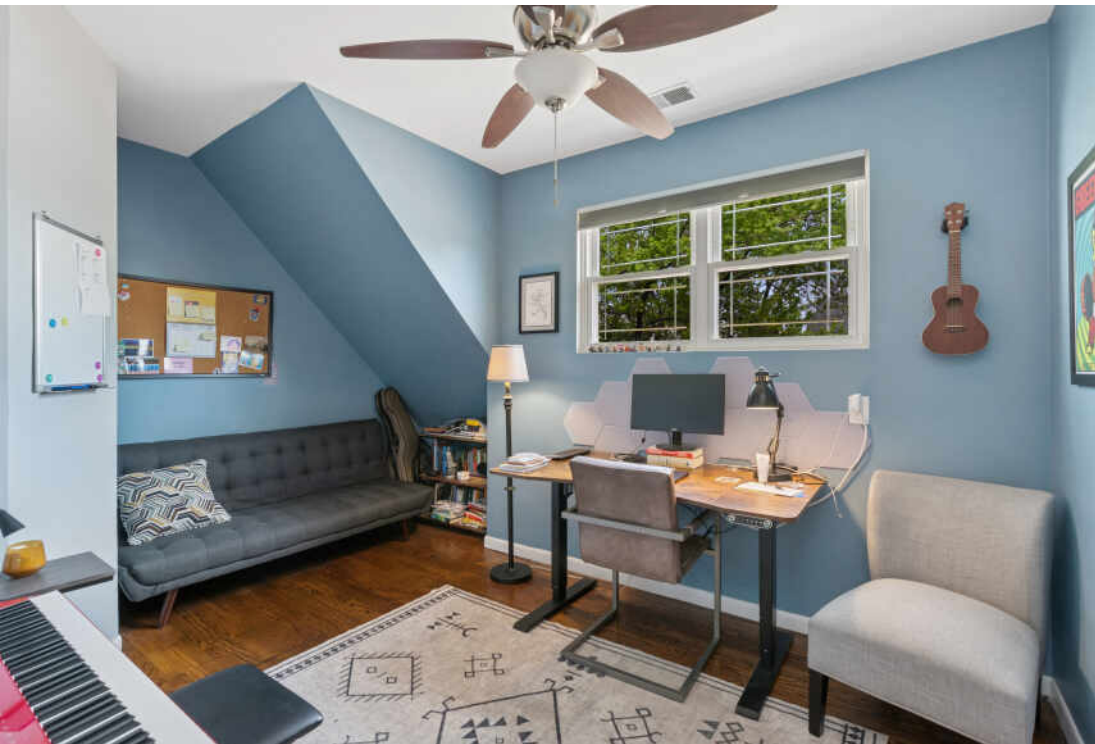
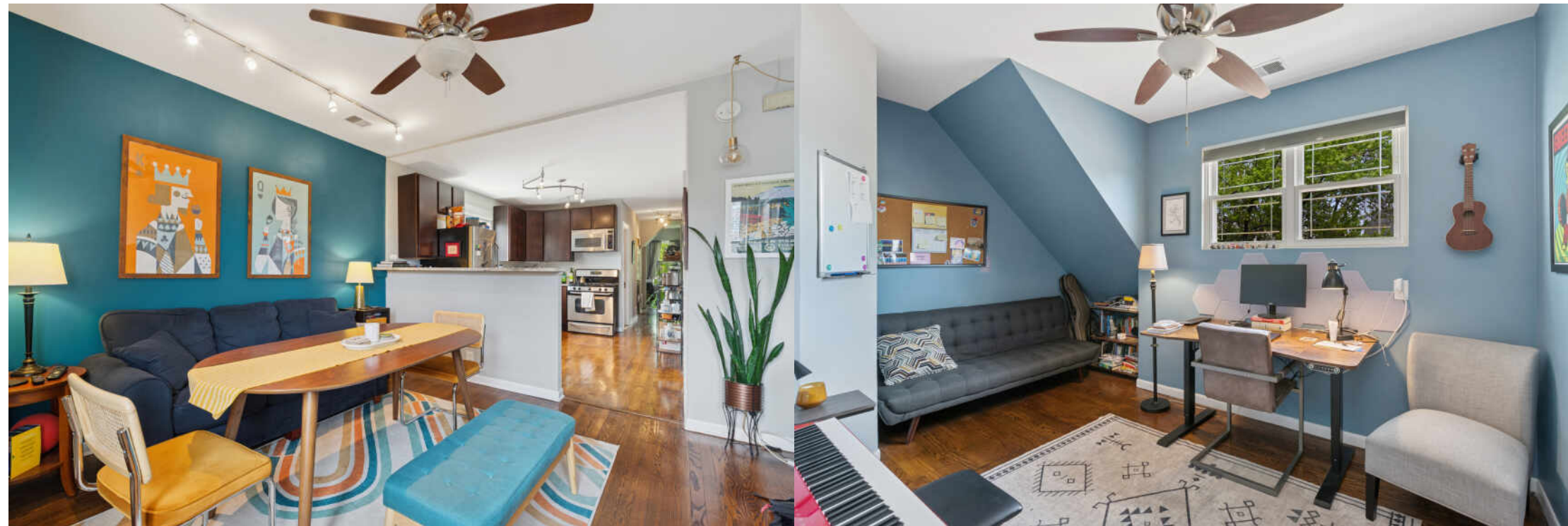


8 BEDROOM
4 BATH
TAXES: \$16,615

THREE FLAT ON HISTORICALLY CHARMING BURLING STREET

Attractive and solid 3-unit property on historically charming Burling Street in Lincoln Park, a walker's paradise close to shopping, transit, schools, and the lake. Building has received many improvements and has respectful long-term tenants who take care of the property. Tenants pay all utilities; all units have HVAC systems that are serviced annually; most have been replaced within past 8 years. First floor duplex has four bedrooms and 2 baths. Second floor 2-bedroom unit has huge living room, dining room and kitchen, many windows and tons of character. Top floor has two bedrooms, a large open kitchen and in-unit laundry. Dedicated washers & dryers for units one and two are in the basement. Building and garage roof and gutters replaced in 2020. Many windows and appliances have been replaced. Kitchen and bath remodels on 1st and 2nd floor are among the many improvements. 2-car garage onsite brings in additional income. Comparable properties in the area are getting 20% higher rents. DePaul Campus, Red and Brown Line trains, Trader Joe's, Lincoln Park and Oz Park are all a short walk!









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

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.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

