

2703 N. FRANCISCO AVE.
LOGAN SQUARE



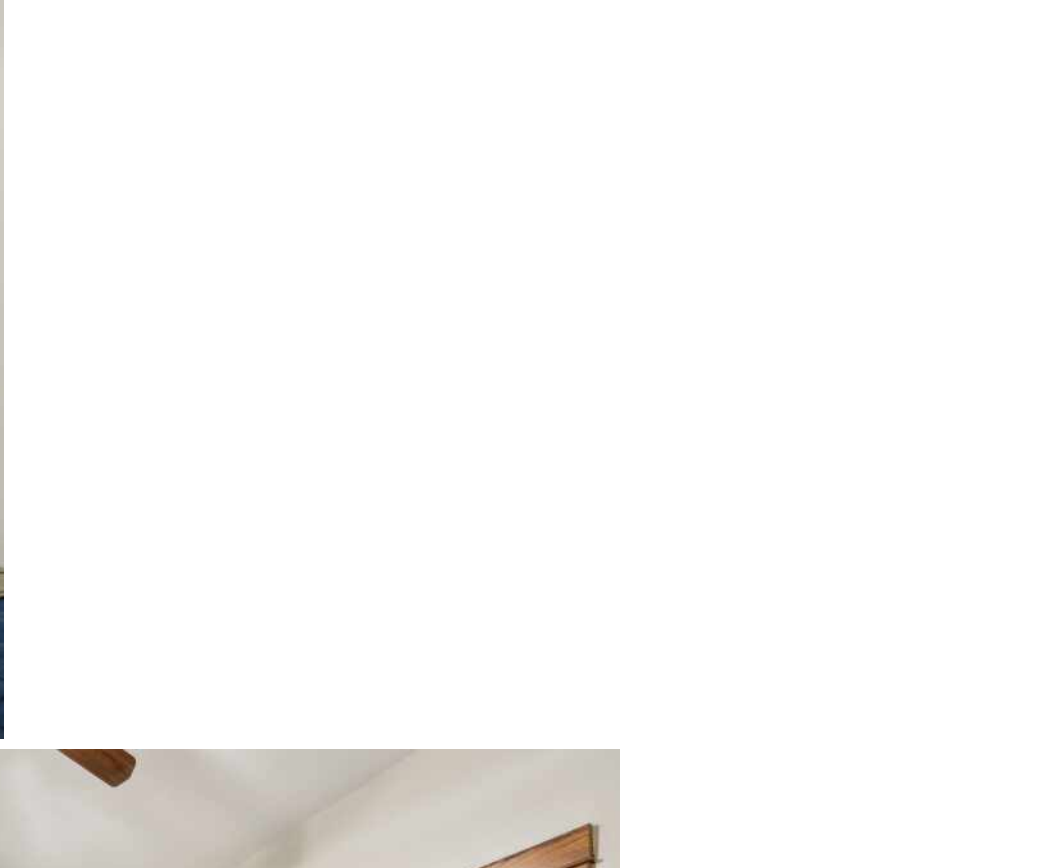


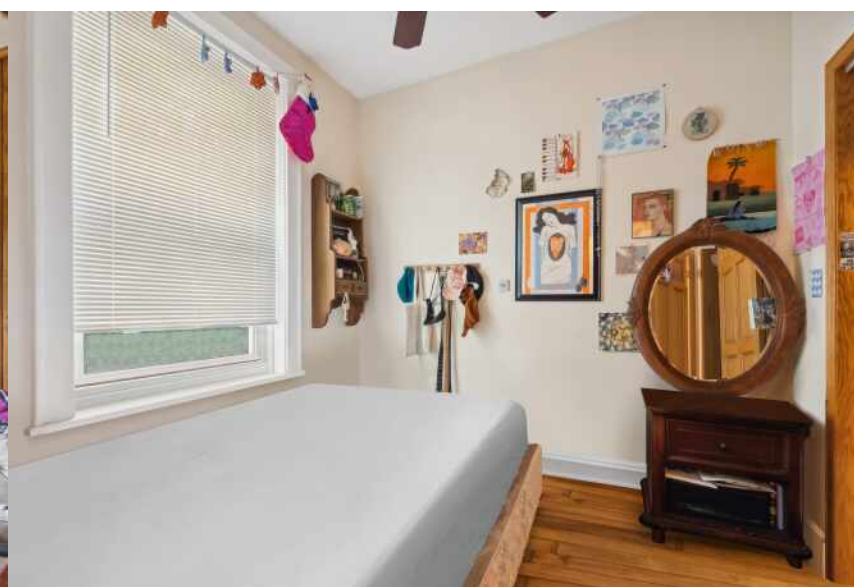
WELL MAINTAINED & UPDATED LEGAL 3-FLAT "OFF THE BOULEVARD" IN LOGAN SQUARE

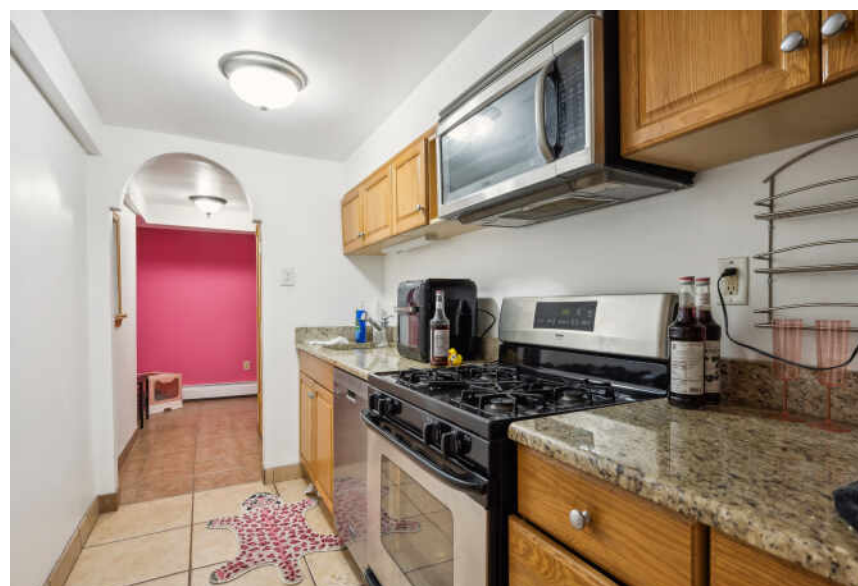
Incredibly well maintained & updated legal 3-flat on one of Logan Square's most beautiful streets "off The Boulevard." This fully rented property is perfect as a turnkey investment or the live-in investor (#2 is currently on a month-to-month). Unit #1 is a 2BR/1BA with both a den and an office. Unit #2 is a 3BR/1BA plus den. Both units #1 & #2 have newly remodeled kitchens & bathrooms in 2022. The garden is a nicely appointed 1BR+den. Owned coined operated laundry and separate storage units in the basement. There's an large deck, back yard, and a 2-car garage. All three units are separately metered with 3 separate boilers. The roof, tuck-pointing, hot water heaters & boilers are all newer and have plenty of life left. Windows are newer as well but replaced by previous owners. There's nothing to do but move in or start collecting rent. This building currently grosses at \$5700/mo but rents can likely be higher. Fantastic location in award-winning Brentano Elementary School district and walk to everything including shops, dining, nightlife, CTA El & buses.

7 BEDROOM
3 BATH
TAXES: \$15,245



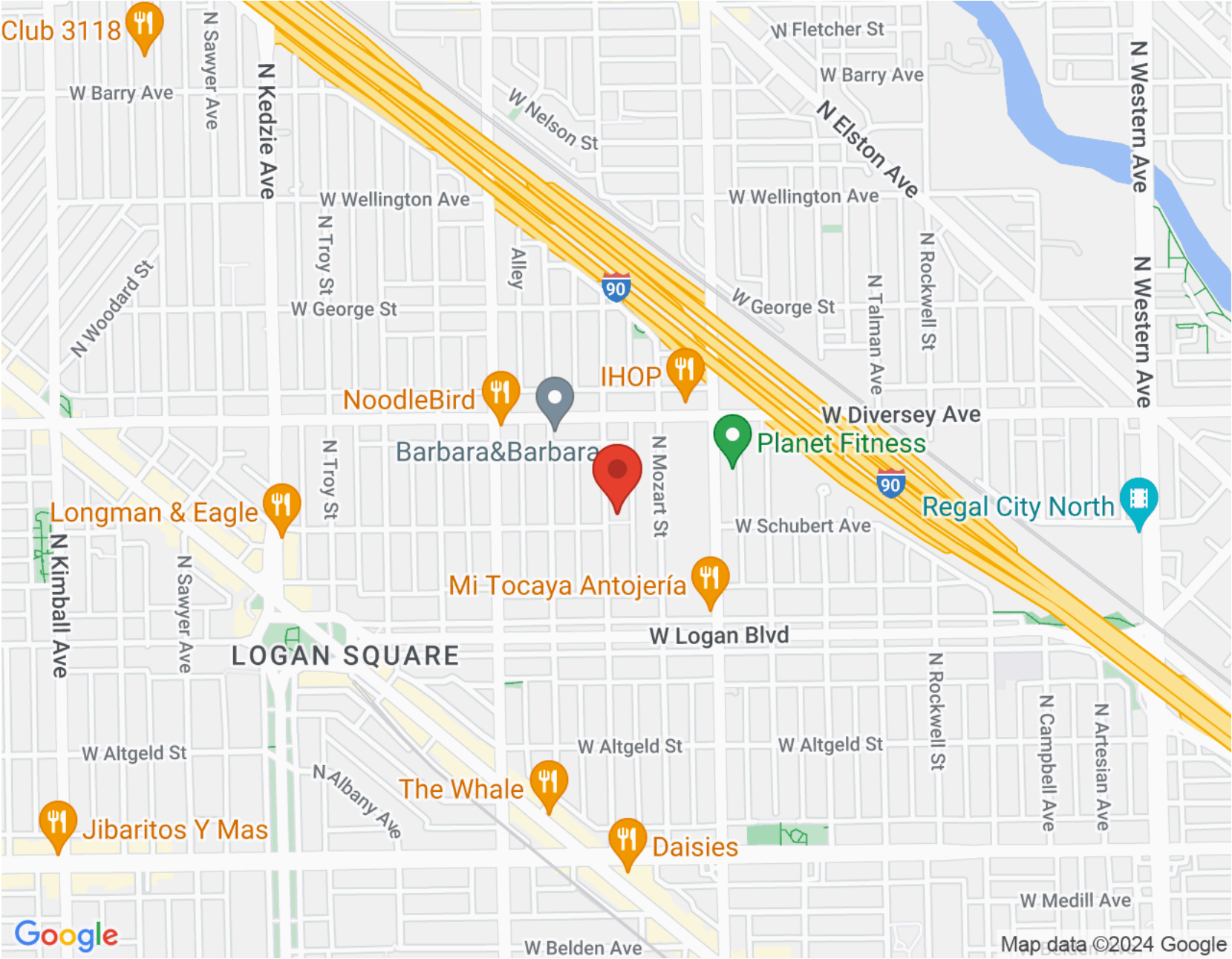


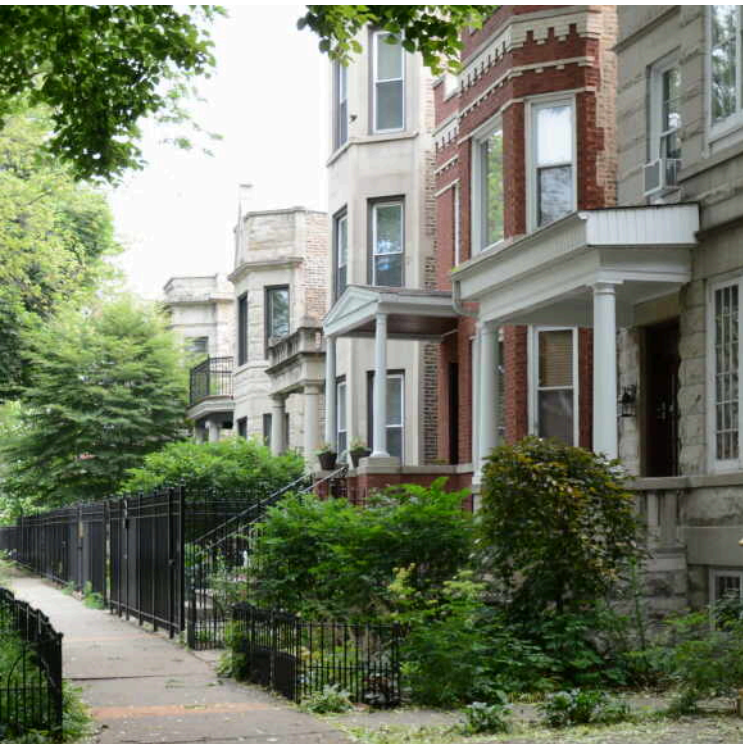






SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL.

The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.



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