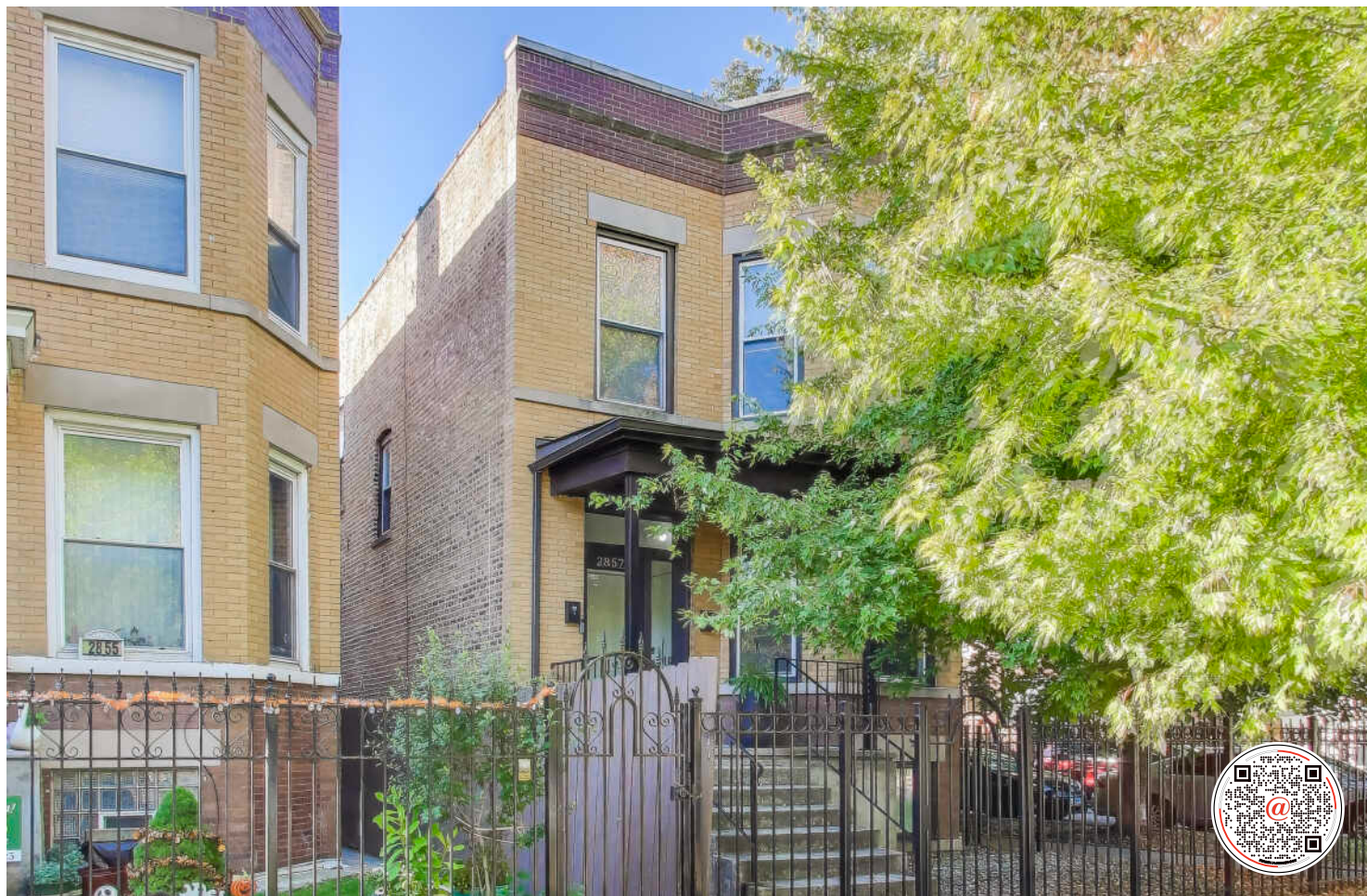


2857 W. FLETCHER STREET
AVONDALE



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

UNIT 1 LIVING ROOM : 11' × 14'

UNIT 1 DINING ROOM : 10' × 13'

UNIT 1 KITCHEN : 7' × 11'

UNIT 1 PRIMARY BEDROOM : 8' × 11'

UNIT 1 BEDROOM 2 : 8' × 10'

UNIT 2 LIVING / DINING ROOM : 10' × 27'

UNIT 2 KITCHEN : 7' × 12'

UNIT 2 PRIMARY BEDROOM : 8' × 10'

UNIT 2 BEDROOM 2 : 8' × 11'

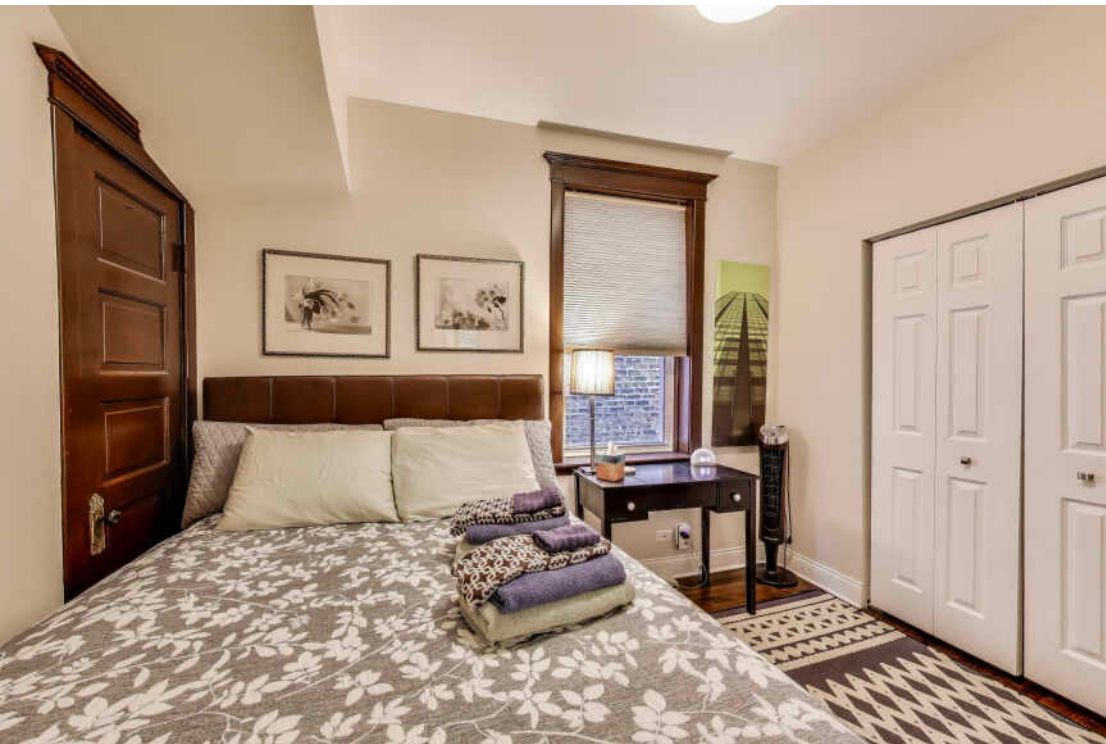
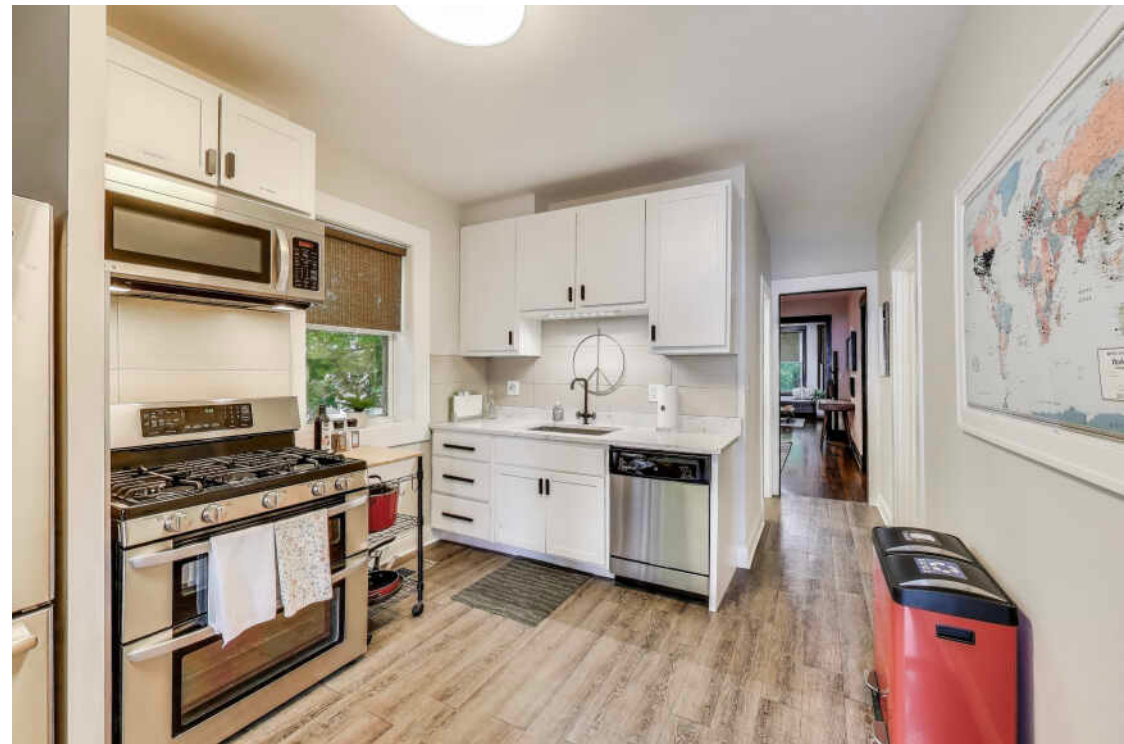
UNIT 2 BEDROOM 3 : 7' × 6'

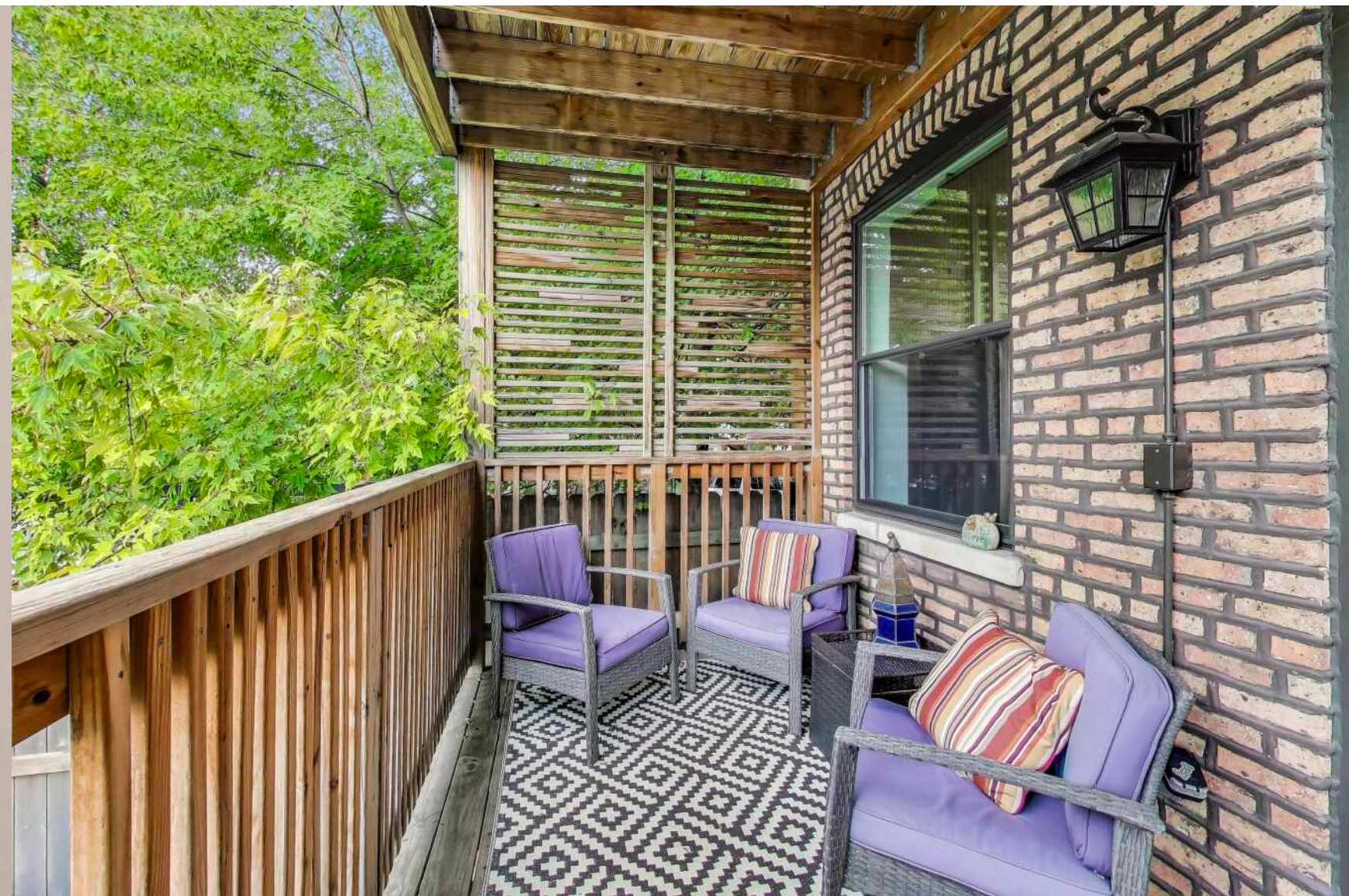
**5 BEDROOM
2 BATH**

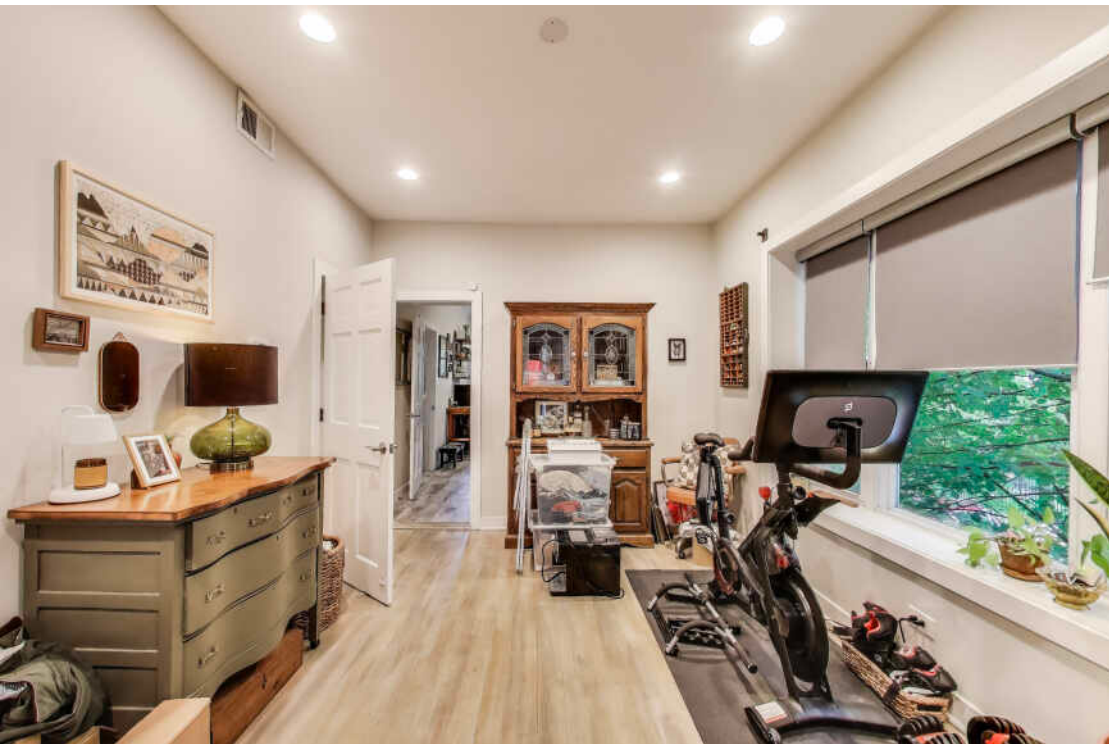
RARE AVONDALE MULTIFAMILY BUILDING WITH MULTIPLE REVENUE & VALUE-ADD OPPORTUNITIES

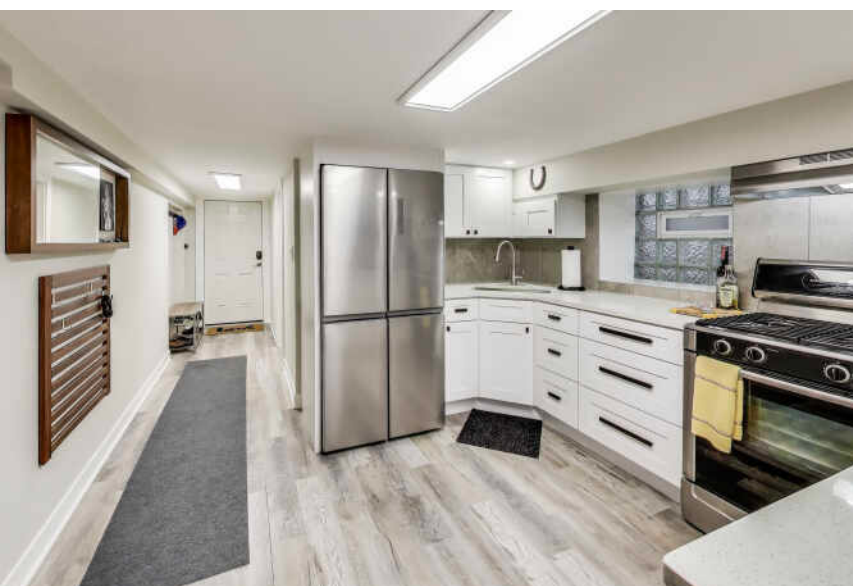
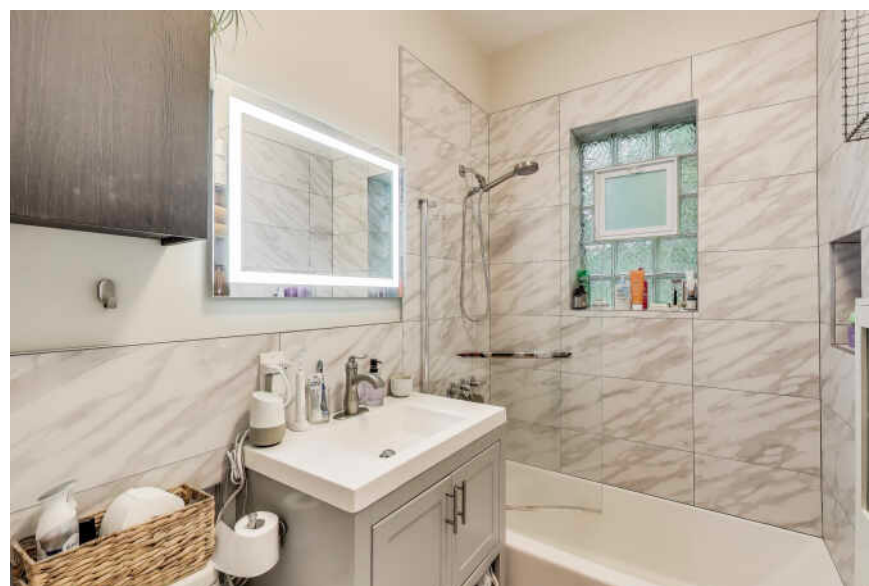
Located in the heart of Avondale, this well-maintained corner brick 2-flat with a non-conforming garden unit offers exceptional flexibility for investors, owner-occupants, short-term rental opportunities, or a future single-family conversion. Just steps from neighborhood favorites, this prime location enjoys strong tenant demand and is situated on a beautiful, tree-lined block with easy access to the Blue Line and expressways. Filled with natural light, the spacious second-floor unit features three bedrooms and one bath, a refreshed kitchen with white shaker cabinetry and quartz countertops, and a thoughtful blend of hardwood flooring, wood-look tile, and luxury vinyl plank. Stylish window treatments and a private rear porch. The first-floor unit offers two bedrooms, an open-concept living and dining area, and an updated kitchen with white shaker cabinetry and quartz countertops. A charming rear porch extends the living space and has made this unit a guest favorite on Airbnb. The spacious non-conforming garden unit is beautifully finished with one bedroom, a breakfast bar, a large walk-in shower, and a built-in desk-Seller used as their personal in-town unit. All three units feature central heat and air conditioning, in-unit laundry, and updated finishes. Outside, enjoy a nicely landscaped backyard and an oversized detached contractor's garage with ample storage and workspace. With numerous improvements throughout, this turnkey property is a solid investment opportunity in one of Chicago's most sought-after neighborhoods and ready to generate income from day one. (Seller is a licensed Real Estate Broker in the State of Illinois and a Wisconsin REALTOR, but is not the listing agent.)

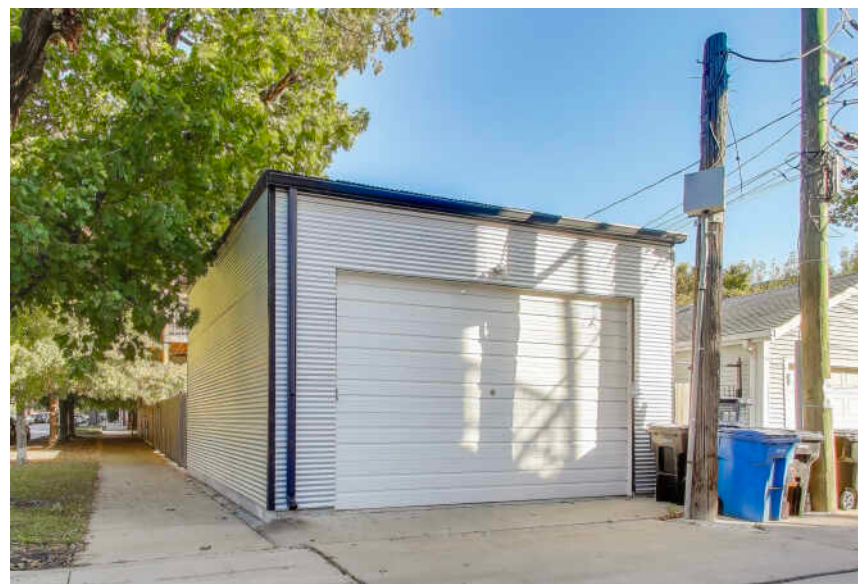
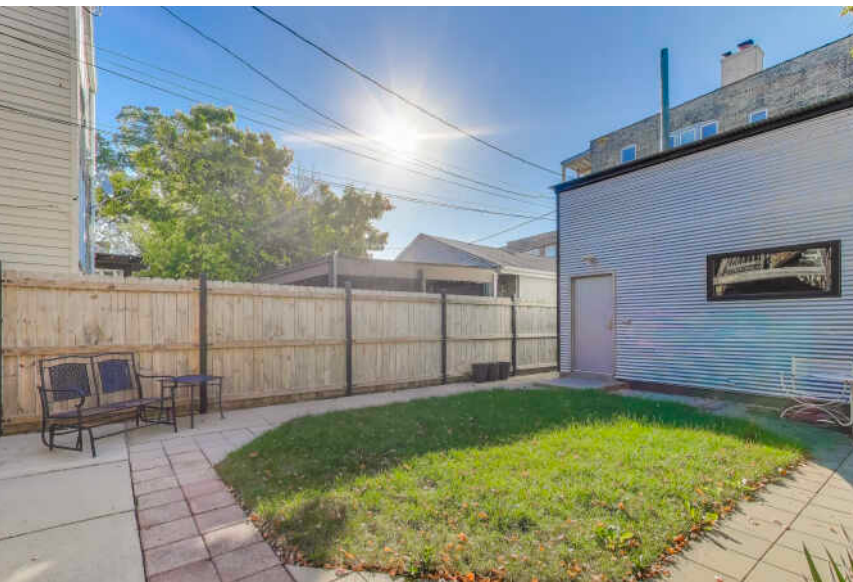












UNIT 1
943 sq ft



UNIT 2
984 sq ft



UNIT 3
826 sq ft BELOW GRADE



GLYNNIS JOHNSON

(312) 446-6239

GJOHNSON@ATPROPERTIES.COM

GLYNNISJOHNSON.COM

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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.

