2908 N TALMAN AVENUE

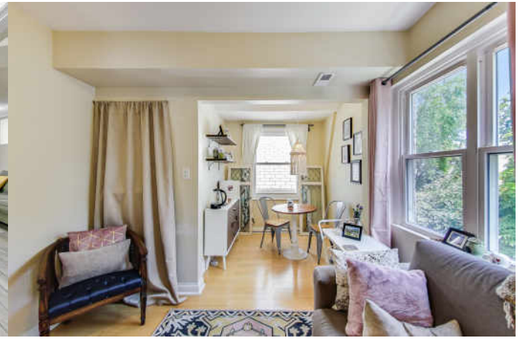
AVONDALE

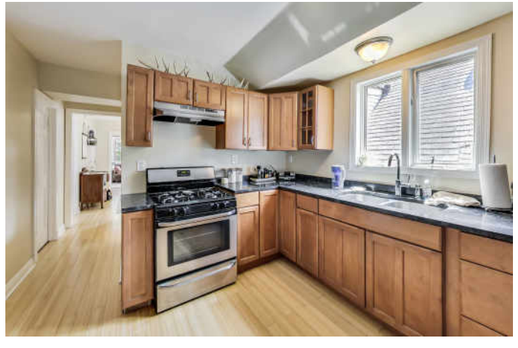
@properties®

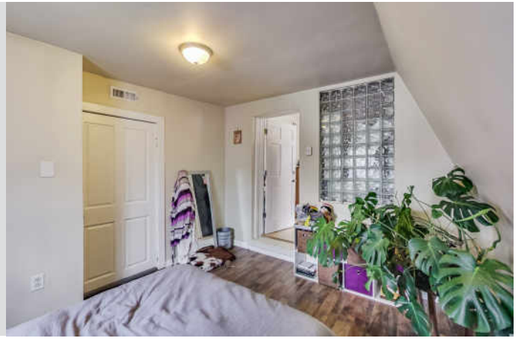
7 BEDROOM
3 BATH
TAXES: $9,154.49 (2019) WITH NO EXEMPTIONS

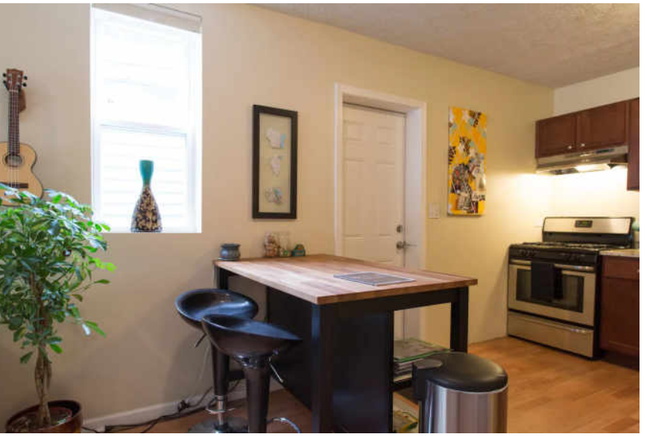
FANTASTIC OPPORTUNITY TO OWN THIS UPDATED 2 UNIT BUILDING WITH ADDITIONAL COACH HOUSE UNIT - 3 TOTAL UNITS IN EAST AVONDALE/NORTH LOGAN SQUARE.

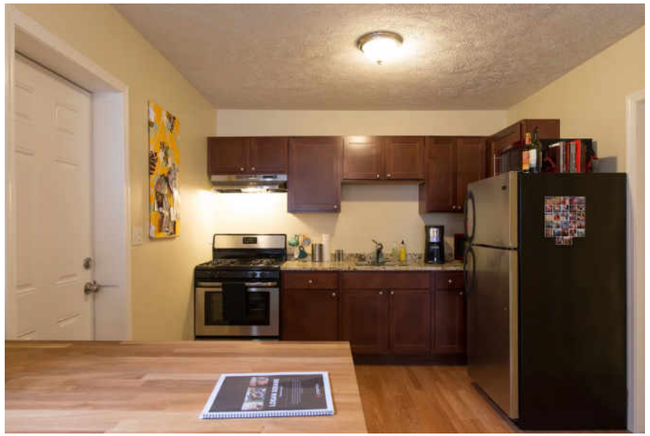
Fantastic opportunity to own this UPDATED 2 unit building WITH additional coach house unit - 3 TOTAL UNITS in East Avondale/North Logan Square. Use as investment OR note the lease end dates for fantastic opportunity to owner occupy! The main building has a large, duplexed unit with 4 bedrooms, 2 baths and laundry, plus a simplex with 2 bedrooms and 1 bath. The coach house unit has 1 bedroom, 1 bath and shares laundry with the simplex. All units have updated kitchens with granite counters and stainless-steel appliances. Owner currently AirBNB's the coach house, which has significant rental interest and income. Projected rent is $1,600/month for coach house, but owner makes more doing AirBNB! Both units currently rented in main home: Unit 1 is rented until August 31, 2021, at $2,075/month, Unit 2 is rented until September 30 at $1,545/month. Solid investment in PHENOMENAL LOCATION where Logan Square meets Avondale meets Roscoe Village - truly surrounded in all directions with fantastic restaurants, shops and quick trips to Target, Mariano's, Costco, etc..! Easy access to CTA and expressway makes it easy to capture tenants! Please note floorplan does not include coach house. The coach house is currently leased out for Air BNB and unable to be shown until further notice.

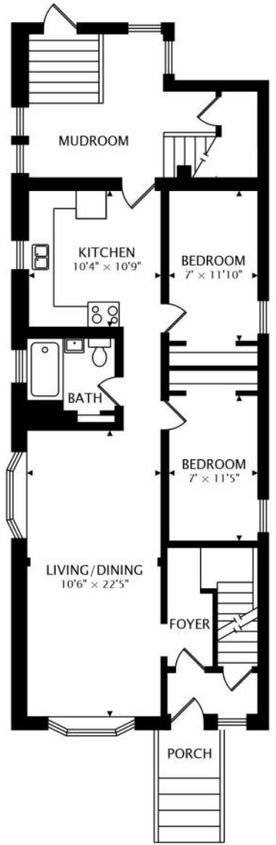






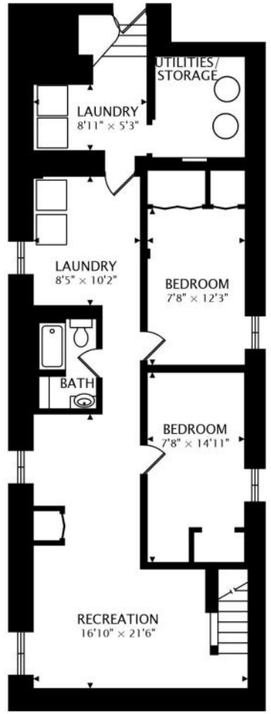






MAIN
1078 sq ft

SECOND
971 sq ft



LOWER
1090 sq ft BELOW GRADE

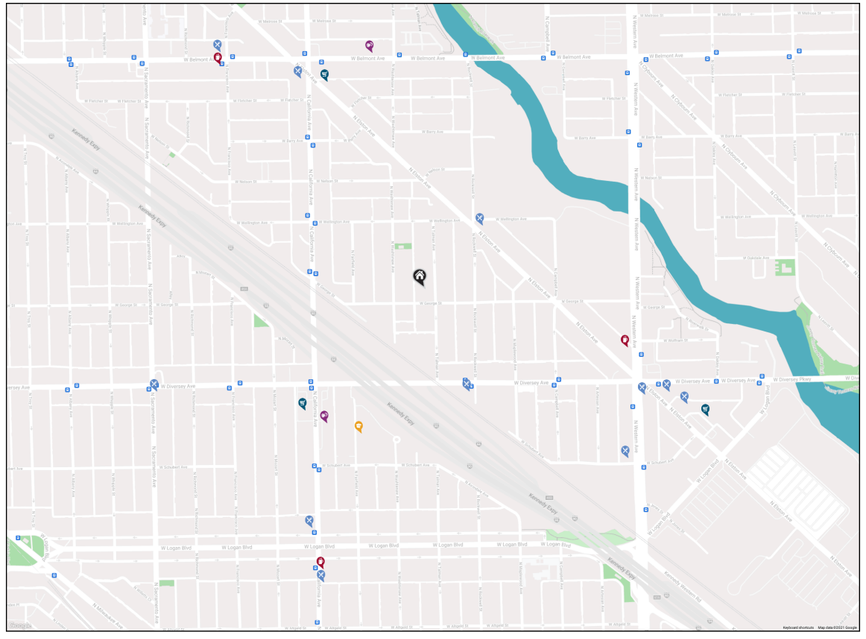
ONCE KNOWN AS THE NEIGHBORHOOD OF "SMOKESTACKS AND STEEPLES," **AVONDALE'S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

At the start of the 20th century, Avondale's proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad's Root Beer, whose iconic turret is still visible from the Kennedy Expressway today.

The Northwest Side neighborhood's chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste – from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots.

In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city.

Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.



RESTAURANTS

Barra Ñ
2977 NORTH ELSTON AVENUE, 0.1 MI

Ravinia Brewing Company
2601 WEST DIVERSEY AVENUE, 0.2 MI

Owen & Engine
2700 NORTH WESTERN AVENUE, 0.4 MI

Taqueria Traspasada
3144 NORTH CALIFORNIA AVENUE, 0.4 MI

CornerStone Café
2753 NORTH WESTERN AVENUE, 0.4 MI

Chop Society
2775 NORTH ELSTON AVENUE, 0.4 MI

Mi Tocaya Antojería
2800 WEST LOGAN BOULEVARD, 0.4 MI

Chipotle Mexican Grill
2743 NORTH ELSTON AVENUE, 0.4 MI

NoodleBird at Fat Rice
2957 WEST DIVERSEY AVENUE, 0.4 MI

Buona Terra
2535 NORTH CALIFORNIA AVENUE, 0.5 MI

Kuma's Corner
2900 WEST BELMONT AVENUE, 0.5 MI

COFFEE SHOPS

Dunkin'
2808 NORTH WESTERN AVENUE, 0.3 MI

Starbucks
2543 NORTH CALIFORNIA AVENUE, 0.5 MI

Dark matter coffee
2901 WEST BELMONT AVENUE, 0.5 MI

SHOPPING

Walgreens
2744 NORTH CALIFORNIA AVENUE, 0.3 MI

The Beer Temple
3173 NORTH ELSTON AVENUE, 0.4 MI

HomeGoods
2731 NORTH ELSTON AVENUE, 0.5 MI

HEALTH CLUBS

Planet Fitness
2719 NORTH CALIFORNIA AVENUE, 0.3 MI

CrossFit Notorious
2710 WEST BELMONT AVENUE, 0.4 MI

SCHOOLS

Brentano Elem Math & Science Acad
2723 NORTH FAIRFIELD AVE, 0.2 MI

NOTES

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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.