



2927 N GRESHAM AVENUE #3
AVONDALE

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 14' × 14'

KITCHEN : 12' × 12'

PRIMARY BEDROOM : 13' × 12'

SECOND BEDROOM : 12' × 12'

2 BEDROOM

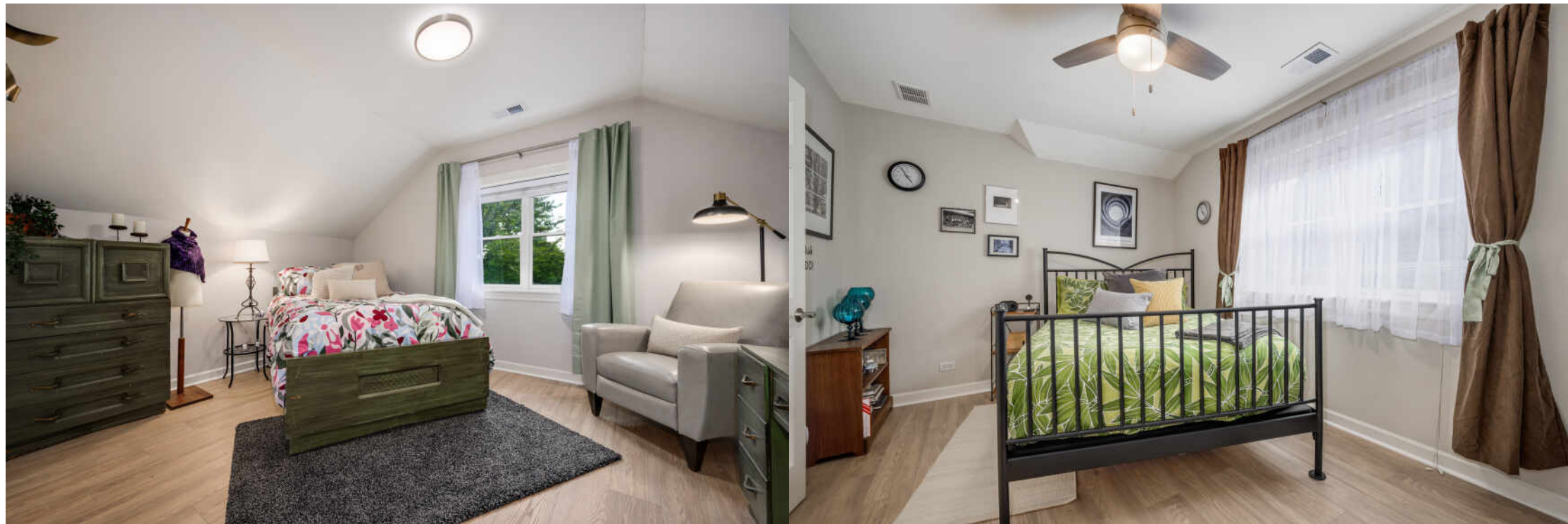
1 BATH

TAXES: \$4,170

ASSESSMENTS: \$215 / MONTH

HOME IN THE HEART OF AVONDALE

This bright and spacious 2 bed Avondale condo is close to it all! Tons of natural light throughout the entire home with ample windows and skylights. The living room features hardwood flooring which leads you into the spacious kitchen with endless amounts of counter space, an eat in area. Most appliances including HVAC and W/D are new within 6 years. Fantastic storage throughout every corner of this unit. Conveniently located within walking distance of numerous restaurants, coffee shops, breweries, shopping, the blue line, the highway. and so much more!





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



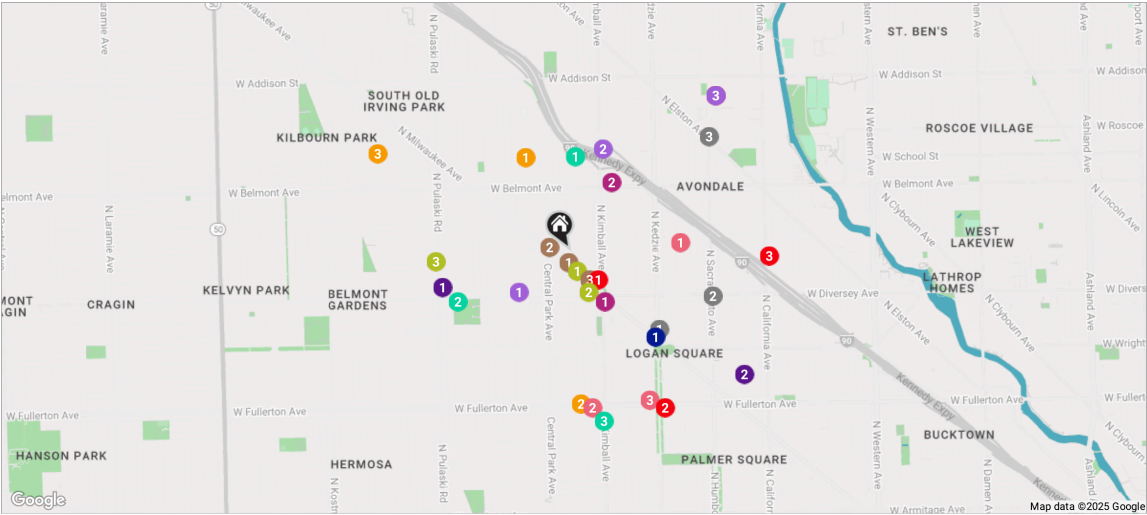
ONCE KNOWN AS THE NEIGHBORHOOD OF “SMOKESTACKS AND STEEPLES,” **AVONDALE’S** INDUSTRIAL VIBE IS JUST ONE OF THE REASONS *LONELY PLANET* NAMED IT ONE OF THE HOTTEST NEIGHBORHOODS IN THE COUNTRY.

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

- 1 El Cid
2645 NORTH KEDZIE AVENUE, 0.6 MI
- 2 NoodleBird
2957 WEST DIVERSEY AVENUE, 0.7 MI
- 3 Honey Butter Fried Chicken
3361 NORTH ELSTON AVENUE, 0.8 MI

COFFEE

- 1 Uprising Theater and Cafe
2905 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 Sipping Turtle Cafe
2959 NORTH MILWAUKEE AVENUE, 0.1 MI
- 3 The Brewed
2843 NORTH MILWAUKEE AVENUE, 0.2 MI

SHOPPING

- 1 Gap Factory
2778 NORTH MILWAUKEE AVENUE, 0.3 MI
- 2 Five Below
3302 WEST BELMONT AVENUE, 0.4 MI

- 3 Target
2939 WEST ADDISON STREET, 1.0 MI

GROCERY

- 1 Adrian's Fresh Market
3700 WEST DIVERSEY AVENUE, 0.3 MI
- 2 Joong Boo Market
3333 NORTH KIMBALL AVENUE, 0.5 MI
- 3 Target Grocery
2939 WEST ADDISON STREET, 1.0 MI

GYM

- 1 Forth® Studio Chicago - Yoga, Strength Training, Pilates, Breathwork, Meditation, Deep Stretch + Soundbath
2871 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 Fit Results Logan Square
3430 WEST DIVERSEY AVENUE FLOOR 1, 0.2 MI
- 3 The Groove Chicago
2920 NORTH PULASKI ROAD, 0.6 MI

MEDICAL

- 1 DaVita Logan Square Dialysis
2838 NORTH KIMBALL AVENUE, 0.2 MI
- 2 Fullerton-Kedzie Medical Center
3153 WEST FULLERTON AVENUE, 0.8 MI
- 3 MAPS Centers For Pain Control
2923 NORTH CALIFORNIA AVENUE STE 210, 0.9 MI

SCHOOLS

- 1 Frank W Reilly School
3650 WEST SCHOOL STREET, 0.5 MI
- 2 Kangaroo Korner Learning Center
3454 WEST FULLERTON AVENUE, 0.7 MI
- 3 Jonathan Y Scammon Public School
4201 WEST HENDERSON STREET, 1.0 MI

ENTERTAINMENT

- 1 Small Bar
2956 NORTH ALBANY AVENUE, 0.5 MI

- 2 Burlington Bar
3425 WEST FULLERTON AVENUE, 0.7 MI

- 3 Stan Mansion
2408 NORTH KEDZIE BOULEVARD, 0.8 MI

TRANSIT

- 1 Logan Square
CTA - BLUE LINE, 0.6 MI

PARKS

- 1 Avondale Park
3516 WEST SCHOOL STREET, 0.4 MI
- 2 Kosciuszko Park Dog Park
3920 WEST DIVERSEY AVENUE, 0.6 MI
- 3 The Labyrinth
2324 NORTH KIMBALL AVENUE, 0.8 MI

SERVICES

- 1 Chicago Fire Department Engine 91 Squad 2
2821 NORTH PULASKI ROAD, 0.6 MI
- 2 Free Little Library
2501 NORTH FRANCISCO AVENUE, 1.0 MI

NOTES



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