

3222 W CORTEZ STREET
HUMBOLDT PARK



@properties®



AMAZING OPPORTUNITY TO OWN A BRICK 2 FLAT WITH ADDITIONAL GARDEN UNIT ON A WELL MANICURED BLOCK IN HUMBOLDT PARK.

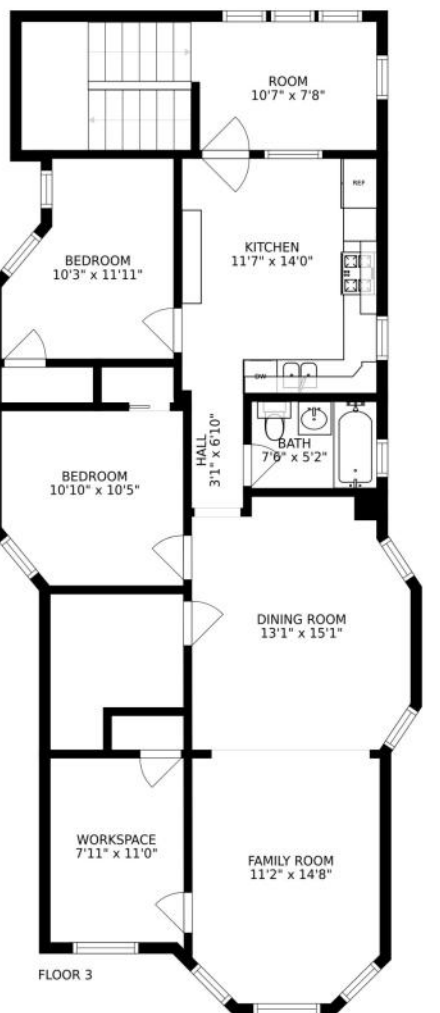
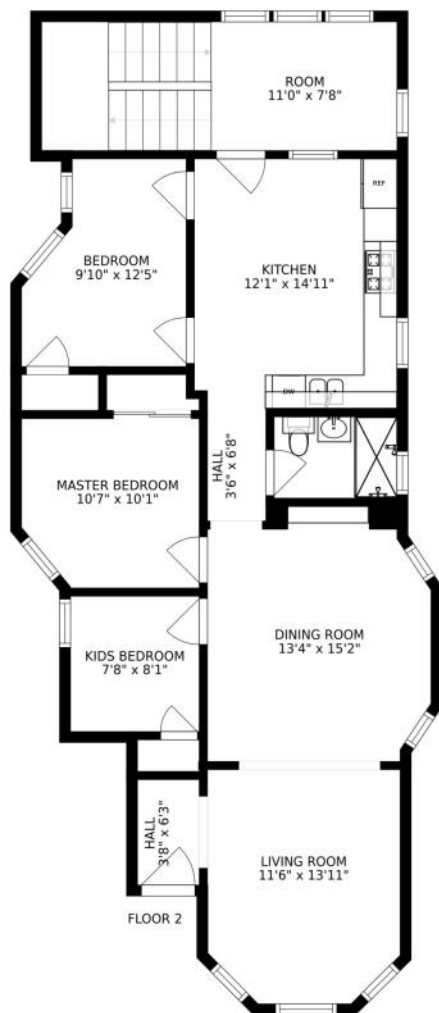
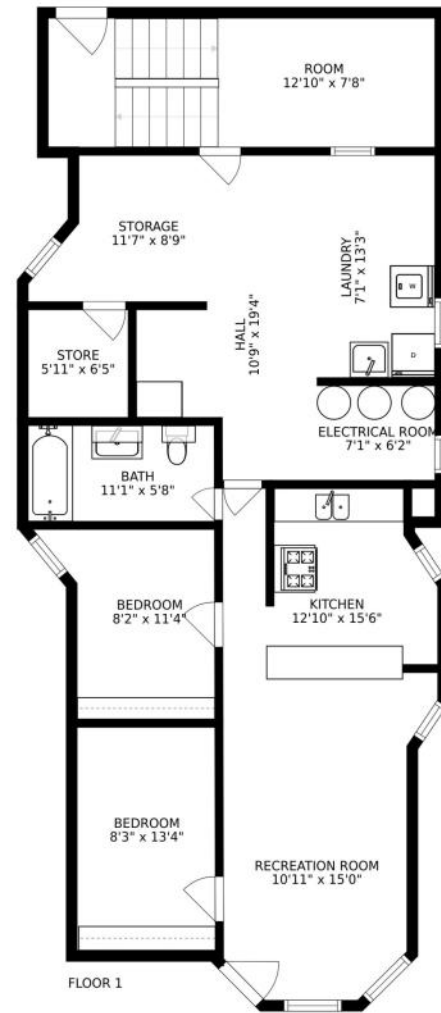
Apartments are large and updated while maintaining their vintage charm. First and Second floor units feature spacious layouts with original hardwood floors and updated kitchens and bathrooms. HVAC in both units. Great natural light through abundant windows on an oversized lot. Basement apartment is perfect as an in-law unit and features 2 bedrooms and 1 bathroom. Common laundry in the basement. Building has been well maintained. Recent updates include new electrical panels, 3 water heaters, one HVAC system, and much more. Oversized newer 2 1/2 car garage with a party door that opens to a nicely landscaped and fenced backyard. Located just a few steps from beautiful Humboldt Park this is a picturesque block. Less than 1 mile from The 606. Easy street parking for tenants.

8 BEDROOM
3 BATH
TAXES: \$4,577.97

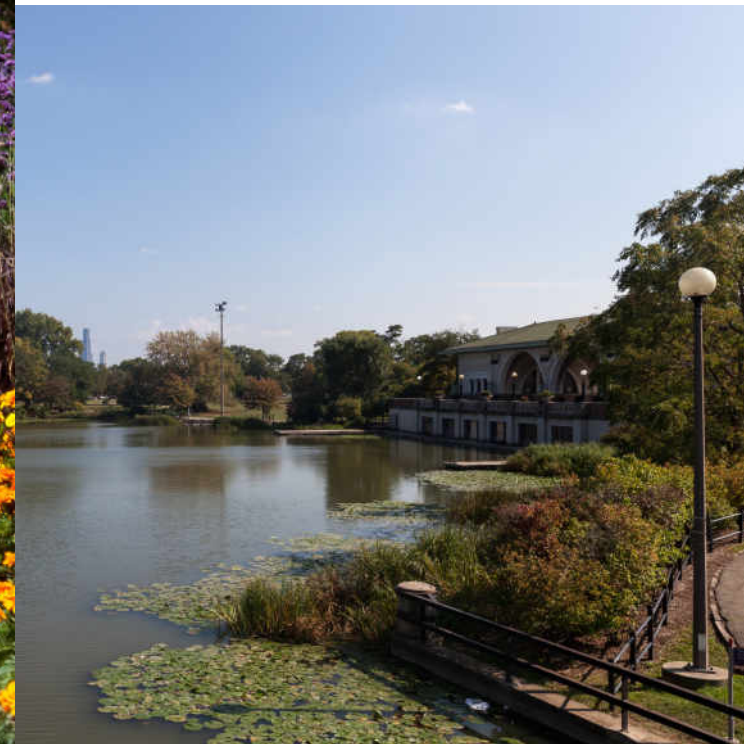
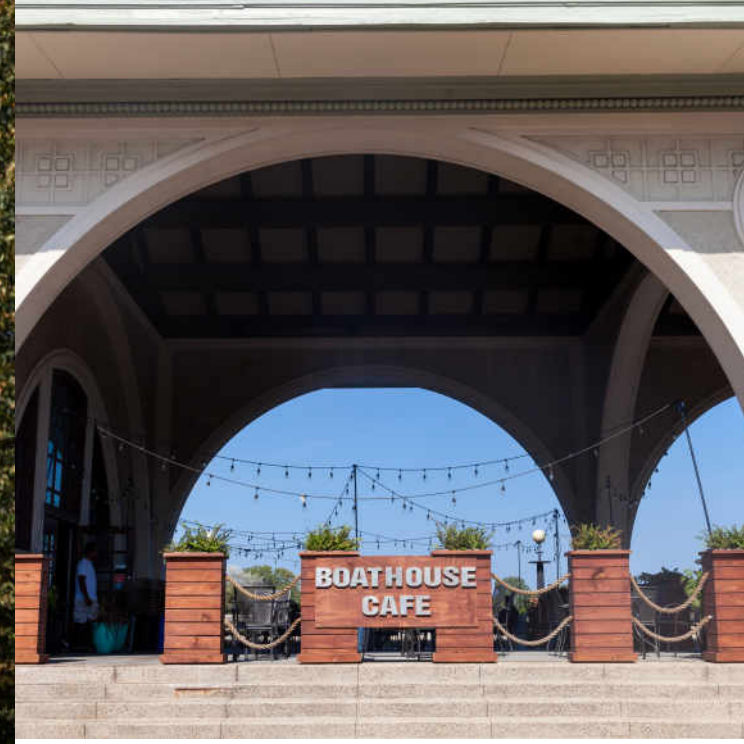








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



THE 207-ACRE **HUMBOLDT PARK** IS ONE OF CHICAGO'S GREATEST OUTDOOR TREASURES.

A prominent jewel in the city's "Emerald Necklace," a series of lush boulevards, and park spaces planned out for what was at one point the city's western edge, the park is a bustling sanctuary filled with local flora and outdoor attractions such as the historic Humboldt Park Boathouse and grand Stables and Receptory building.

Today, ornamental limestone-clad multifamily buildings can be seen brushing shoulders with contemporary new construction along the leafy boulevards, signaling the evolution of this coveted West Side community. The popular 606 elevated trail has been credited with contributing to increased demand for new, upscale housing, yet Humboldt Park's vast inventory of aging flats and worker cottages present affordable and accessible options for first-time homebuyers or those looking to put in sweat equity.

Neighboring Logan Square, Wicker Park, and Ukrainian Village means that trendy cocktail bars and boutique shopping are always close by. But Humboldt Park also boasts its own thriving small business scene, complete with delicious eats, brunch spots, and fabulous vintage furniture shops. And to help get around, major bus lines include routes following Division, North, California, and Western avenues.



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