

**330 N JEFFERSON STREET #803**  
FULTON RIVER DISTRICT





#### ROOM DIMENSIONS

LIVING ROOM : 13' × 25'

KITCHEN : 9' × 10'

BEDROOM : 9' × 11'

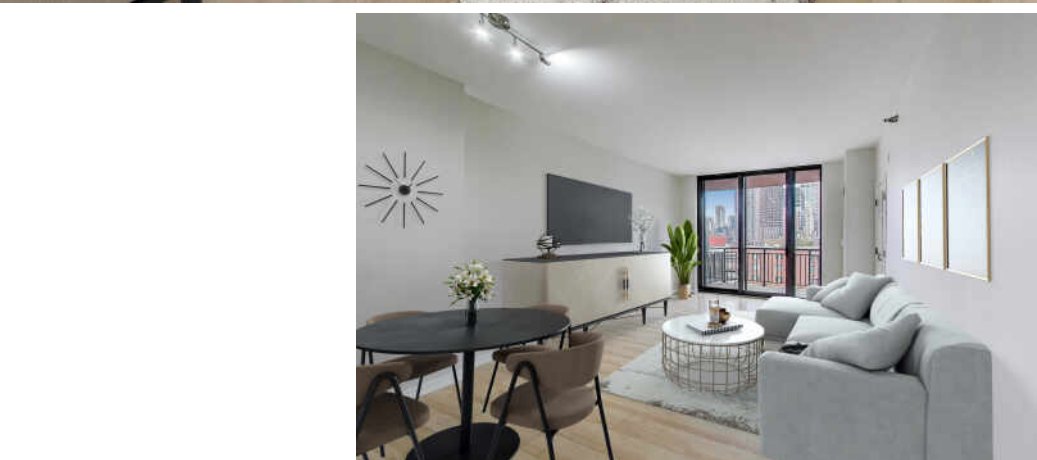
OFFICE : 6' × 11'

BALCONY : 5' × 12'

## EAST-FACING 1 BEDROOM 1 BATH REDESIGNED TO INCLUDE A SEPARATE DEN/OFFICE ALONG WITH A SPA-INSPIRED BATHROOM REMODEL

At nearly 900 SF, this freshly painted condo offers a fantastic open layout, marble entry with a built-in wet bar, open kitchen with stainless steel appliances and a granite breakfast bar with seating. The spacious living room offers plenty of space for dining area and seamlessly connects to the dedicated office. The beautifully renovated bathroom features a luxurious walk-in shower with frameless glass, quartz vanity, designer fixtures, and modern tile. Additional features include wide-plank flooring throughout, in-unit W/D, and a large private balcony with stunning city views! Prime 1st floor parking additional \$20,000

Situated in the heart of Fulton Market, Kinzie Station offers a variety of amenities including 24-hour door staff, fitness center, party room, dry cleaners, Amazon Hub, storage, pet-friendly turf area, landscaped terrace, and individual EV charging capabilities. Just steps from award-winning restaurants, cafes, nightlife along Fulton Market and Randolph Row, East Bank Club, Soho House, Chicago Riverwalk, parks (including dog parks), Metra/CTA (Green, Pink, Blue lines), and easy expressway access. Grocery shopping is a breeze with Jewel-Osco just across the street and Whole Foods and Mariano's nearby.



1 BEDROOM

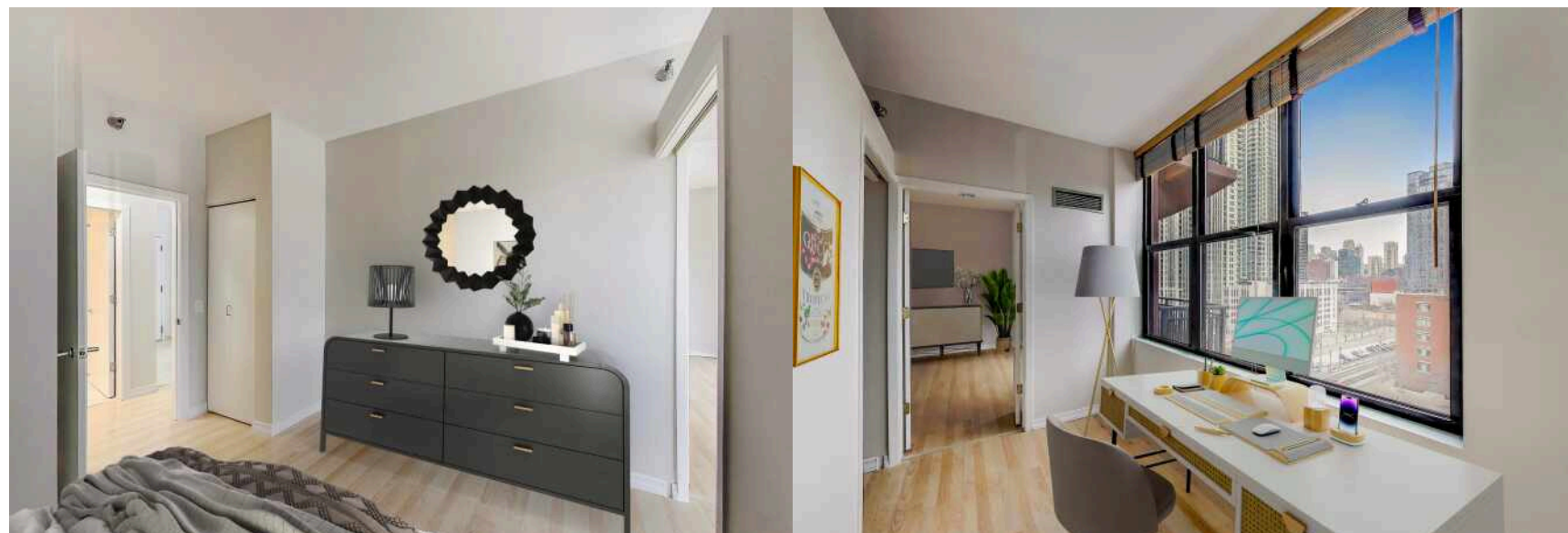
1 BATH

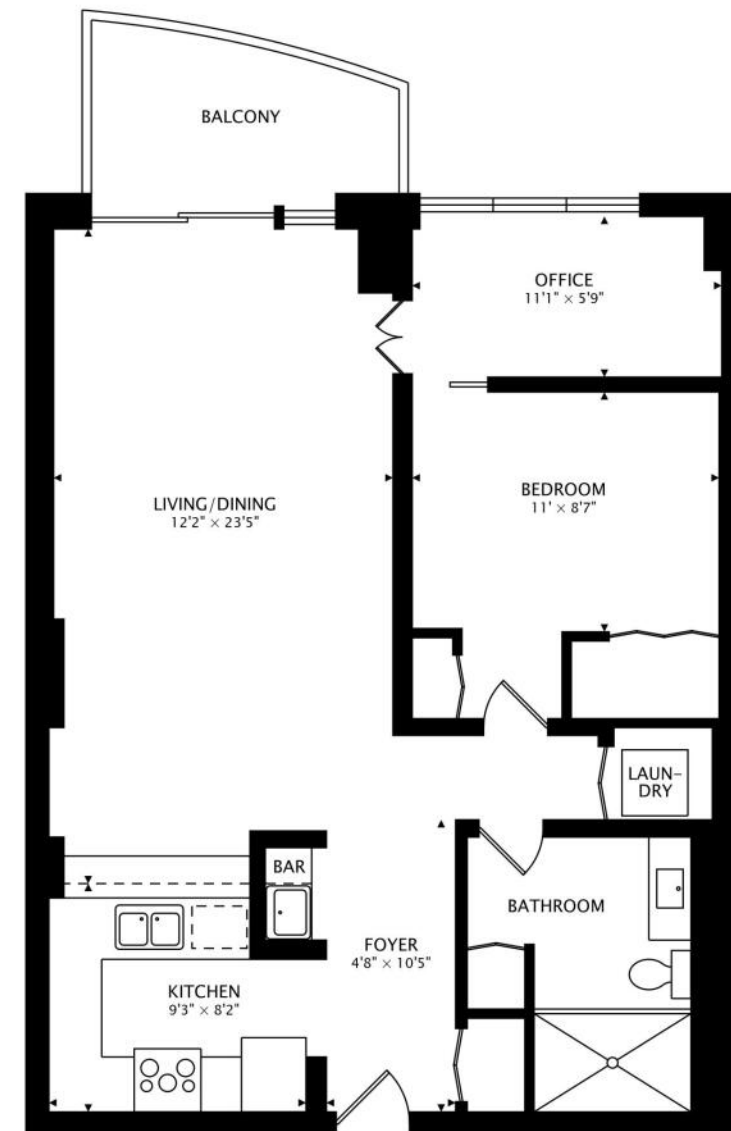
TAXES: \$7,351.14

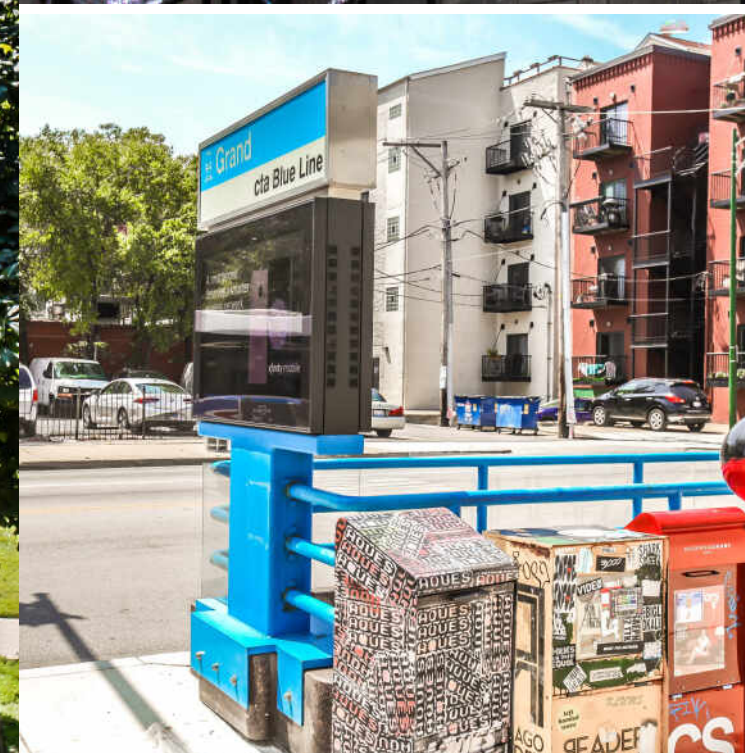
ASSESSMENTS: \$751

Assessments cover everything except electricity

Investors Welcome - No Rental Cap





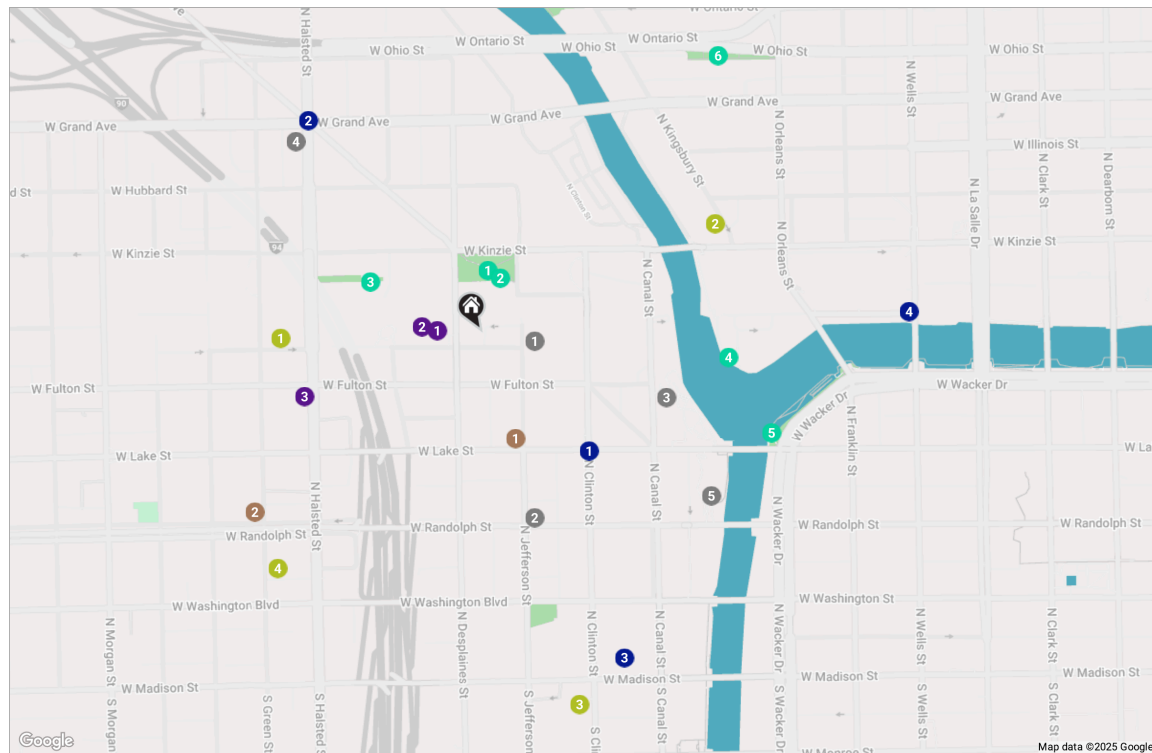


## THIS DOWNTOWN POCKET SERVES AS THE LINK BETWEEN CHICAGO'S BUSTLING LOOP AND THE RAPIDLY DEVELOPING FULTON MARKET DISTRICT NEIGHBORHOOD IN THE WEST LOOP .

A sea of cyclists can be seen each morning riding down Milwaukee Avenue, sharing the road with commercial vehicles and cement trucks, illustrating this area's quickly evolving reputation from a 20th century industrial zone to one with glassy high-rises and posh restaurants and nightclubs.

Due to its industrial building stock, the Fulton River District is known for its swank loft condominiums and trendy open floor plan warehouse-to-office conversions. But there's been a flood of new construction in recent years, bringing hundreds of new upscale apartments and much needed retail to main corridors along Grand and Milwaukee avenues. One notable holdout throughout the years is the old Blommer Chocolate Factory, whose presence is evident by the thick smell of freshly processed cocoa beans.

Transit connectivity is bolstered by the Grand Blue Line station, bus routes along Milwaukee and Grand avenues, and quick access to commuter rail service at Ogilvie and Union stations. New sections of riverwalk are created in conjunction with continued development along the riverfront as per official Chicago River Corridor design guidelines and standards first adopted in 2005 and further revised in 2019.

 RESTAURANTS.

- 1 **Jefferson Tap & Grille**  
325 N JEFFERSON ST, 0.1 MI
- 2 **Alla Vita**  
564 W RANDOLPH ST, 0.2 MI
- 3 **Gibsons Italia**  
233 N CANAL ST, 0.2 MI
- 4 **Piccolo Sogno**  
464 NORTH HALSTED STREET, 0.3 MI
- 5 **Brown Bag Seafood Co.**  
150 N RIVERSIDE PLAZA, 0.3 MI

 COFFEE

- 1 Starbucks**  
600 WEST LAKE STREET, 0.1 MI

- 2 BomboBar**  
832 WEST RANDOLPH STREET, 0.3 MI



- 1 Studio Three Fulton Market  
333 NORTH GREEN STREET LOBBY  
LEVEL, 0.2 MI
- 2 East Bank Club  
500 NORTH KINGSBURY STREET, 0.3 MI
- 3 FFC West Loop  
10 SOUTH CLINTON STREET, 0.4 MI
- 4 Soho House Chicago  
113-125 NORTH GREEN STREET, 0.4 MI



- 1** Clinton  
CTA - GREEN LINE, 0.2 MI

- 2 Grand  
CTA - BLUE LINE, 0.3 MI
- 3 Ogilvie Transportation  
METRA - MILWAUKEE DISTRICT WEST,  
0.4 MI
- 4 Merchandise Mart  
CTA - BROWN LINE, 0.5 MI

 PARKS

- 1 **Fulton River Park**  
353 NORTH DESPLAINES STREET,  
0.1 MI
- 2 **Fulton River Dog Friendly Area**  
365 NORTH JEFFERSON STREET, 0.1 MI
- 3 **K2 Apartments Dog Park**  
360 NORTH UNION AVENUE, 0.1 MI

- 4 **Wolf Point West Riverwalk**  
343 WEST WOLF POINT PLAZA, 0.3 MI
- 5 **Chicago Riverwalk - West End**  
306-370 WEST WACKER DRIVE, 0.4 MI
- 6 **Ohio Place Dog Park**  
360 WEST OHIO STREET, 0.4 MI

 SERVICES

- 1 Chase Bank  
330 NORTH DESPLAINES STREET,  
0.0 MI
- 2 Pinky Nail Salon  
332 N DESPLAINES ST, 0.1 MI
- 3 Wintrust Bank  
801 WEST FULTON MARKET, 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.

