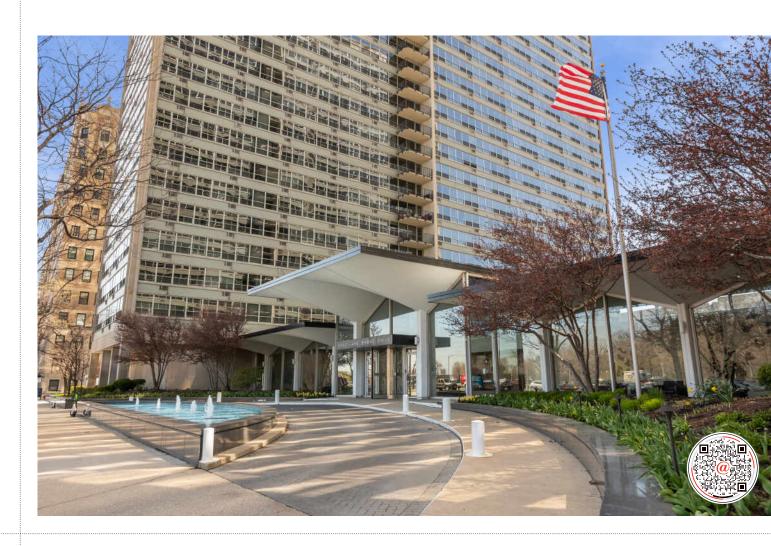
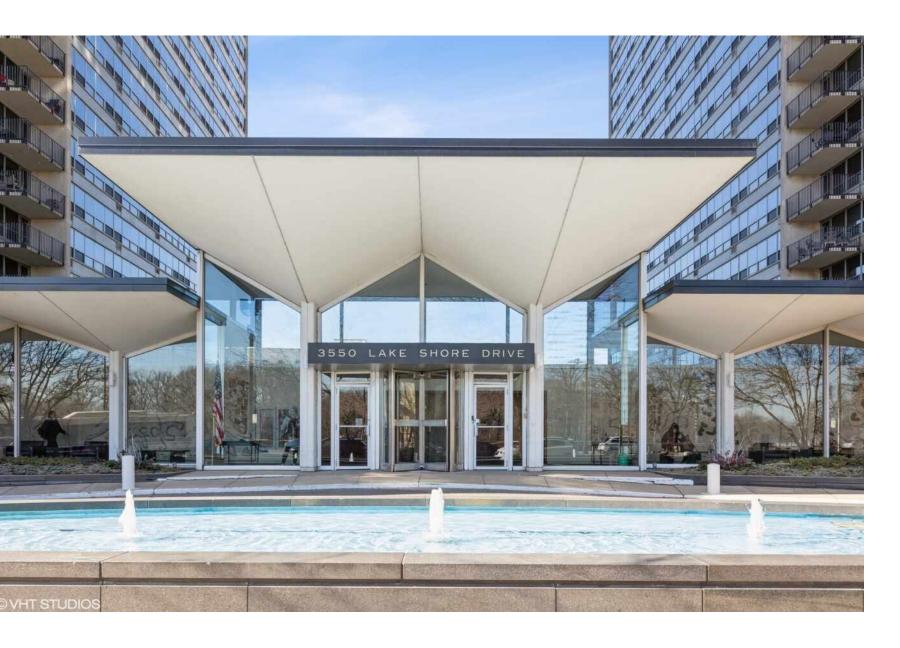
## 3550 N LAKE SHORE DRIVE #1826

LAKEVIEW







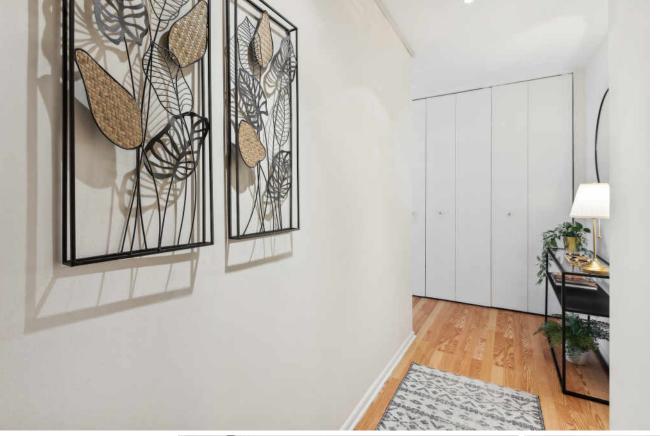
## PROPERTY DESCRIPTION

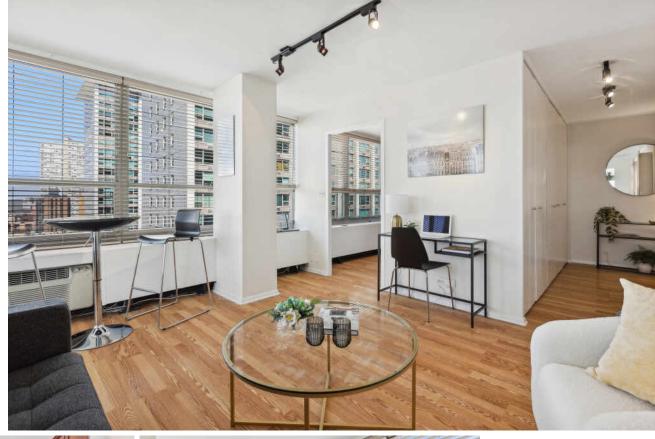
Welcome to unit 1826, located in the 3550 LSD Condo building - just steps from Wrigley Field, the lakefront, bike & running path, tennis courts/golf course, grocery stores, restaurants, nightlife and more. This high floor, jumbo, NW corner studio lives like a JR 1 bedroom. Enjoy breath-taking, unobstructed city & lake views from 2 full walls of windows. This condo offers a contemporary kitchen w/cherry cabinets/granite counters/SS appliances; mid-century modern bathroom, custom track lighting; wood-like flooring t/o, separate bdrm area, full wall of closets & a custom-built walk-in closet. 3550 LSD is a full service, condo bldg that offers the following amenities: 24hr door/maintenance staff; on-site property mgr; exercise & bike rooms; 2 laundry rooms; assigned storage locker; commisary; party room; library; staffed receiving room & 2 rooftop decks. Well run association w/10.2mm in reserves & no specials planned (or pending). Excellent transportation options: CTA red line stop is a few blocks away & 152/151/135/146 buses are outside your front door. 63% owner occupancy & no rental cap; however, new owners must occupy the unit for 18 months before renting is possible. Non-smoking bldg. Cats ok. Leased valet garage pkg available immediately for \$160.00/mo. Monthly assessment includes heat, water & basic cable; owners pay for electric & internet. Incredible opportunity for buyers seeking the perfect space in this dynamic neighborhood.

0.0 BEDROOM 1.0 BATH

TAXES: \$1,768

ASSESSMENTS: \$406 / MONTH



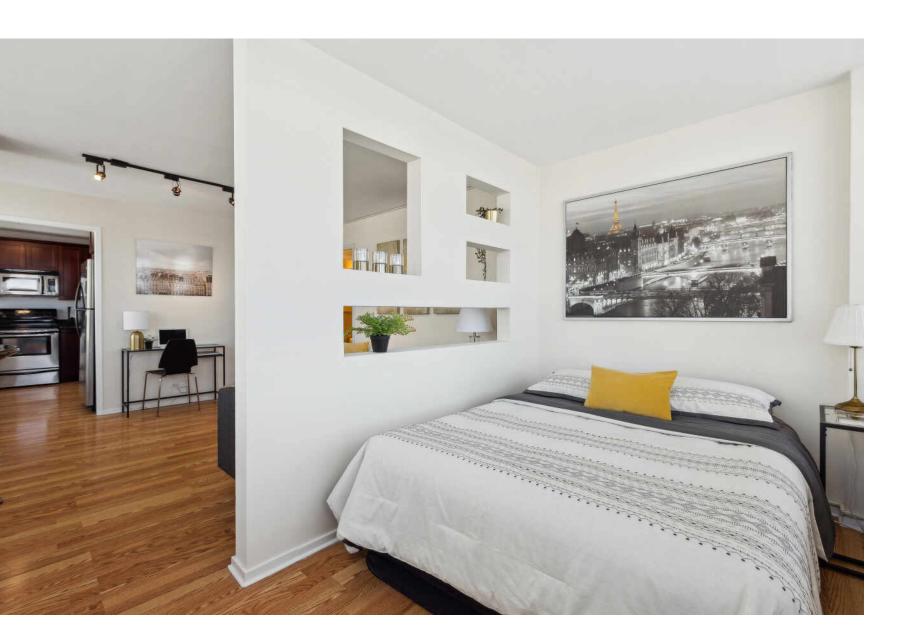


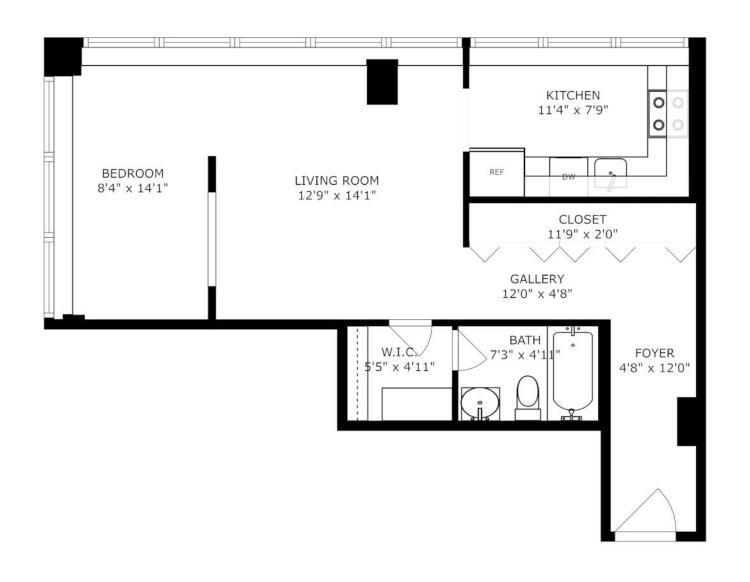






4 3550 N LAKE SHORE DRIVE #1826 3550 N LAKE SHORE DRIVE #1826 5





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

6 3550 N LAKE SHORE DRIVE #1826 3550 N LAKE SHORE DRIVE #1826 7



## CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

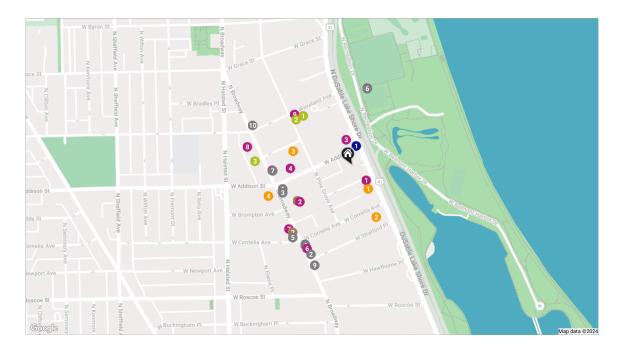
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.





- Angelina Ristorante 3561 NORTH BROADWAY, 0.2 MI
- ROCKS lakeview 3463 NORTH BROADWAY, 0.2 MI
- Biznaga 3555 NORTH BROADWAY, 0.2 MI
- Si-Pie Pizzeria Lake View 3477 NORTH BROADWAY, 0.2 MI
- Tasty Asian Restaurant 3500 NORTH BROADWAY, 0.2 MI
- Two Wheel Tacos 3650 NORTH RECREATION DRIVE, 0.2 MI
- Plattered by Niki 3617 NORTH BROADWAY, 0.2 MI
- 8 Flamin' Pies 3477 NORTH BROADWAY, 0.2 MI

- Orab King Cajun Boil & Sushi 3443 NORTH BROADWAY, 0.2 MI
- F. O'Mahony's

- COFFEE.
- Starbucks 3531 NORTH BROADWAY, 0.2 MI
- Wake N Bakery Lakeview 3508 NORTH BROADWAY, 0.2 MI
- SHOPPING\_
- Ancient Loop Fine Jewelry 3534 NORTH LAKE SHORE DRIVE, 0.0 MI
- 2 Jewel-Osco 3531 NORTH BROADWAY, 0.1 MI
- 3600 Commissary 3600 NORTH LAKE SHORE DRIVE # 2, 0.1 MI
- 4 Flower Flat Antiques 622 WEST ADDISON STREET, 0.1 MI

- 3701 NORTH BROADWAY, 0.3 MI
- Value 3473 NORTH BROADWAY, 0.2 MI

6 Lakeshore Bike

3650 NORTH RECREATION DRIVE,

6 Lehman Midtown True

- Tech Shield Computer Repair 3510 NORTH BROADWAY, 0.2 MI
- 8 Walgreens
- 3646 NORTH BROADWAY, 0.2 MI The New York Market 693 WEST WAVELAND AVENUE, 0.2 MI
- Get in the Kitchen 3617 NORTH BROADWAY, 0.2 MI
- Body By Nature Fitness Studio 3660 NORTH LAKE SHORE DRIVE #202, 0.2 MI

- FFC East Lakeview 3657 NORTH PINE GROVE AVENUE,
- Planet Fitness 3636 NORTH BROADWAY, 0.2 MI
- ♀ schools\_
- 6 Betsy Green's Music Studio 3520 NORTH LAKE SHORE DRIVE, 0.1 MI
- Gan Shalom's 3480 NORTH LAKE SHORE DRIVE, 0.1 MI
- 6 Latham Sprinkle Japanese Translation and Editing 3620 NORTH PINE GROVE AVENUE, 0.1 MI
- CFOT 700 WEST BROMPTON AVENUE, 0.2 MI

Q	TRANSIT_
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1 Addison & Lake Shore UNITED STATES, 0.0 MI

NOTES			

10 3550 N LAKE SHORE DRIVE #1826 3550 N LAKE SHORE DRIVE #1826 11



**BEVERLY BAHM** 

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