

4003 W NELSON STREET #3A  
AVONDALE





#### ROOM DIMENSIONS

LIVING ROOM : 18' × 12'

DINING ROOM : 15' × 7'

KITCHEN : 15' × 6'

PRIMARY BEDROOM : 13' × 11'

1 BEDROOM

1 BATH

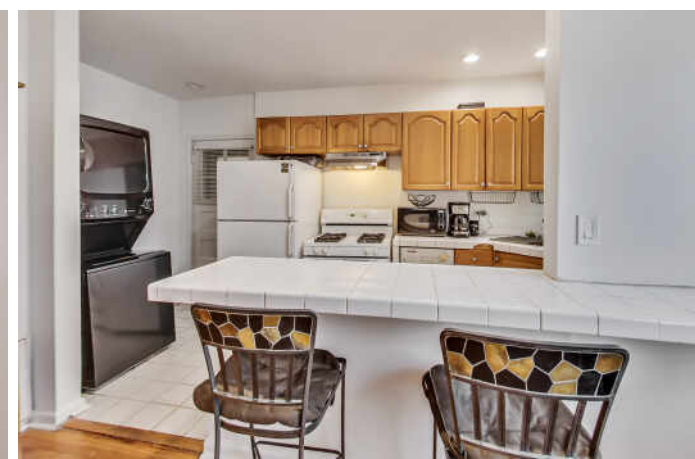
TAXES: \$941.94

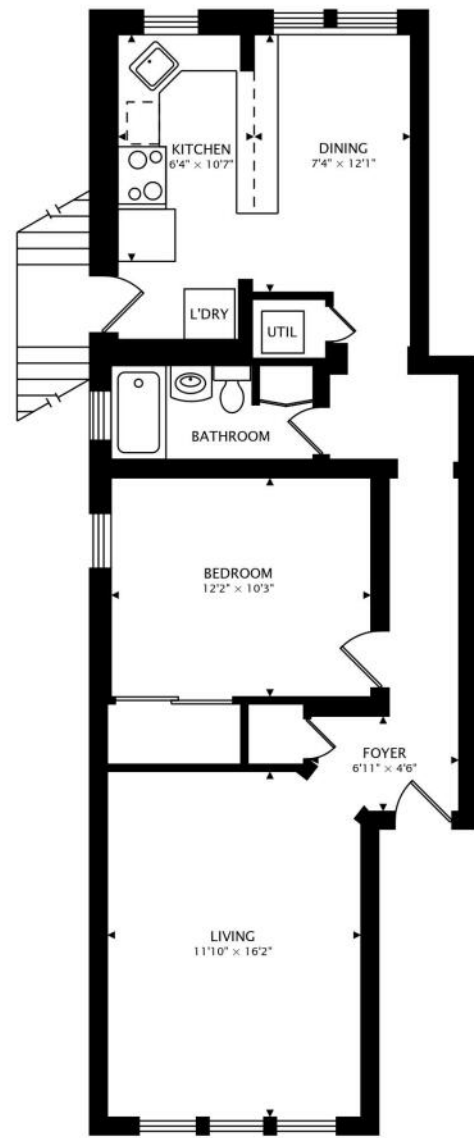
ASSESSMENTS: \$200 / MONTH

## CHARMING FIRST FLOOR, 850 SF OVERSIZED ONE BEDROOM, ONE BATH CONDO WITH HARDWOOD FLOORING.

This unit has been newly painted and electrical updated with new recessed lighting, ceiling fans, and a new washer/dryer. This one-bedroom is situated on a tree-lined street, a short distance to the Blue Line and everything in Avondale, with grocery, pharmacy, and restaurants within walking distance. On a high first floor with tasteful vintage charm and updates. This flowing floor plan features hardwood flooring, detailed trim/doors, a separate dining room, and a large living room—a spacious kitchen with countertops and a tiled backsplash. Low assessments and rentals are allowed. Easy street parking and a storage closet.

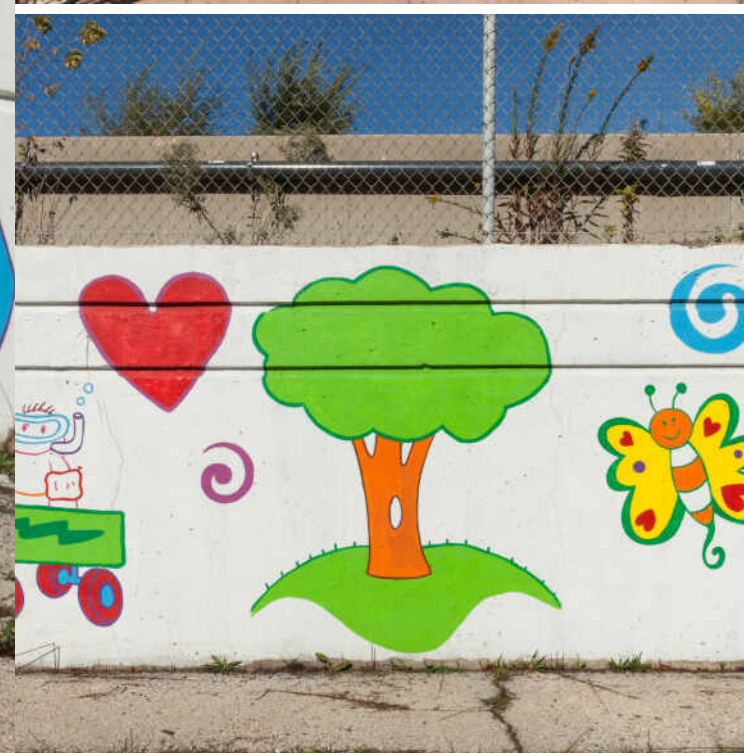






833 sq ft





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.





## NOTES

[illegible]



## JEANNE KEATING

(312) 671-5525

JEANNE@JEANNEKEATING.COM

WWW.JEANNEKEATING.COM



## MARY MENDOZA

(847) 664-9667

MARY@SIGNATURESELECTHOMES.COM

WWW.SIGNATURESELECTHOMES.COM