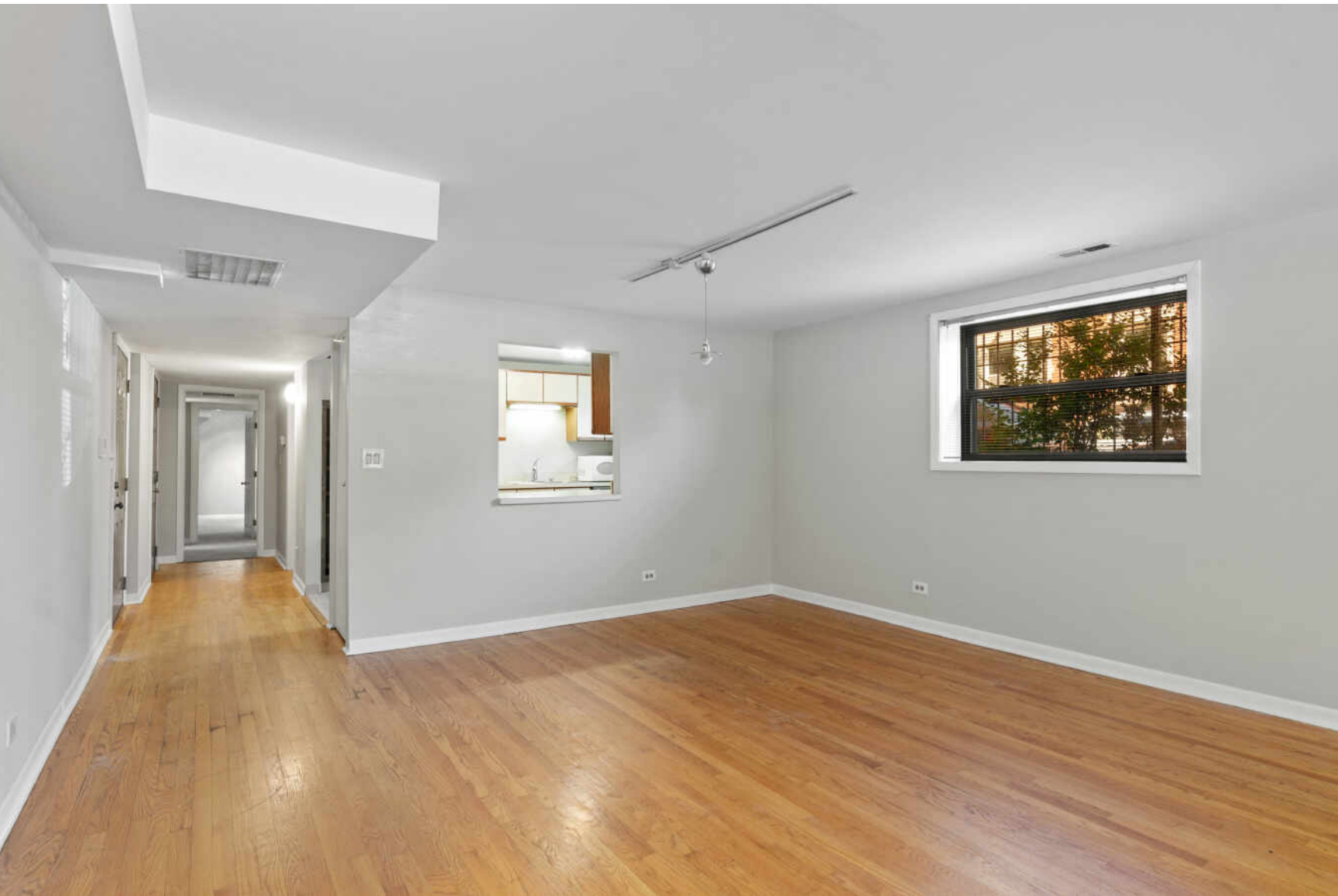


4046 N CLARENDON AVENUE #G
UPTOWN





ROOM DIMENSIONS

LIVING ROOM : 16' × 16'

DINING ROOM : 16' × 12'

KITCHEN : 12' × 9'

PRIMARY BEDROOM : 17' × 14'

SECOND BEDROOM : 11' × 10'

2 BEDROOM

1 BATH

TAXES: \$2,628.88

ASSESSMENTS: \$156

SPACIOUS 2BR/1BA BUENA PARK CONDO

This extremely spacious condo with fresh updates is the perfect opportunity to buy low and add your finishing touches. Located steps away from the heart of Buena Park, this unit offers an amazing location and upside potential. Property is perfect for a fresh mind with ideas to put your own stamp on this classic city condo. Fresh paint, a new HVAC system, and brand new carpeting has all been installed, leaving the rest up to a unique new design and vision to make it a modern masterpiece. Seller is offering a \$5k credit towards a kitchen/bathroom remodel. The spacious bathroom is extremely sizable and conveniently offers two doors for access and built-in storage. Gorgeous hardwood flooring flows throughout the living spaces and this home is conveniently located minutes away from the beach. Great outdoor common courtyard just out your door. It is one block over from the Clarendon stop on the Red line, steps away from cafes, a Starbucks a multitude of restaurants and walking distance to Wrigleyville! Unit is being sold As-Is!

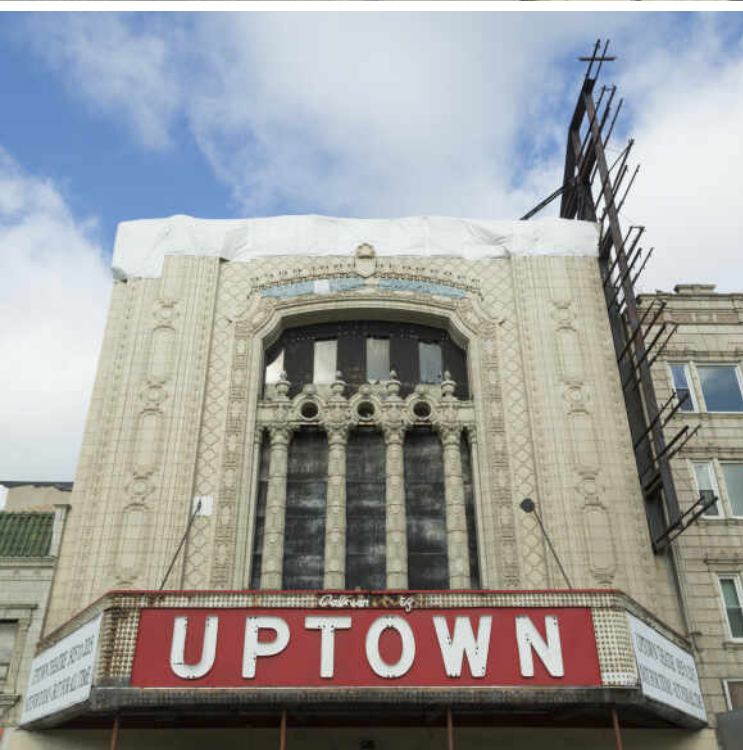








GROSS INTERNAL AREA
FLOOR 1: 1076 sq. ft
TOTAL: 1076 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



UPTOWN HAS A GLAMOROUS PAST AS THE STOMPING GROUNDS OF CHARLIE CHAPLIN, GLORIA SWANSON AND AL CAPONE.

Today it shines as a place to call home for Chicagoans seeking incredible access to the lakefront, public transportation and a vibrant entertainment scene.

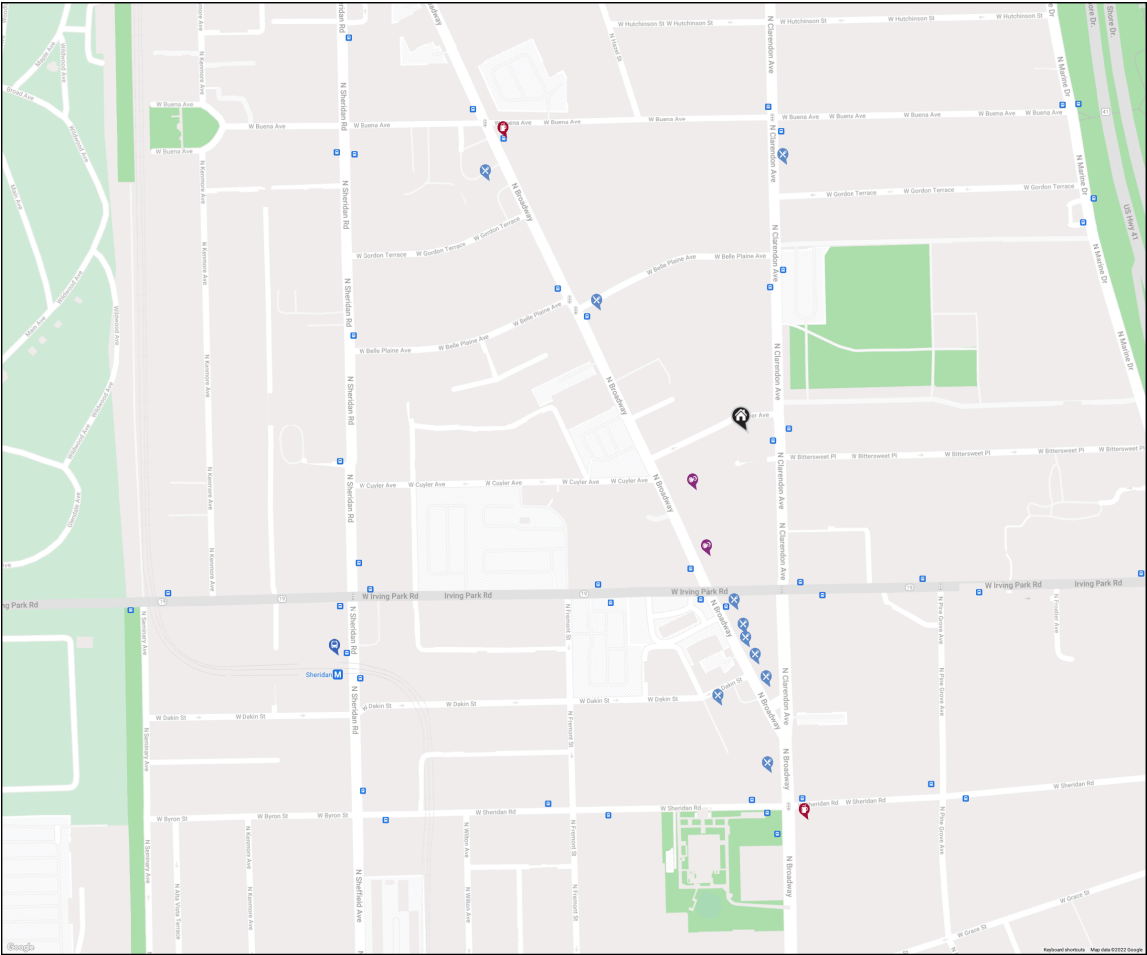
Uptown's early glamour is still reflected in its historic buildings. The neighborhood's commercial and cultural center is Broadway, with historic Uptown Square at its center.

The area experienced a housing construction boom following the World's Columbian Exposition. Several of the neighborhood's luxurious entertainment venues were built in the 1920s reflecting the ornate artistry of the Exposition pavilions.

Uptown continues to be one of the city's most popular destinations for music lovers, with rock concerts at Aragon Ballroom and Riviera Theatre and jazz at the legendary Green Mill. The jazz venue was a favorite of notorious gangster Capone, who used its underground tunnels to bootleg whiskey and make a hasty retreat from police.

In addition to entertainment, the neighborhood has a number of independent bookstores, art galleries, cafes, and restaurants. The community works to balance new development with a commitment to preserve its past.

Homebuyers have their choice of many housing styles, from lakefront high-rises and vintage walk-ups to new-construction condos and townhomes. A number of beautiful old mansions also line several streets just west of Margate Park.



RESTAURANTS

Michael's Original Pizzeria & Tavern
4091 NORTH BROADWAY, 0.1 MI

Dunkin'
3949 NORTH BROADWAY, 0.1 MI

Che Thai Restaurant
3945 NORTH BROADWAY, 0.1 MI

Nano Broadway
3955 NORTH BROADWAY, 0.1 MI

Taco & Burrito House
3939 NORTH BROADWAY, 0.1 MI

Harold's Chicken on Broadway
3933 NORTH BROADWAY, 0.1 MI

Siam Noodle & Rice Restaurant
4142 NORTH BROADWAY, 0.2 MI

El Mariachi Tequila Bar & Grill
3906 NORTH BROADWAY, 0.2 MI

Bojono's Pizzeria
4185 NORTH CLARENDON AVENUE, 0.2 MI

Windy City Gyros
3932 NORTH BROADWAY, 0.2 MI

COFFEE SHOPS

Klein's Bakery & Cafe
4155 NORTH BROADWAY, 0.2 MI

Starbucks
3845 NORTH BROADWAY, 0.2 MI

HEALTH CLUBS

Pilates Advantage
4027 NORTH BROADWAY, 0.0 MI

Yoga Body Elements Studio
4007 NORTH BROADWAY #202, 0.1 MI

TRANSIT

Sheridan
CTA - RED LINE, 0.3 MI

NOTES



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