

**4527 N TROY STREET**  
ALBANY PARK

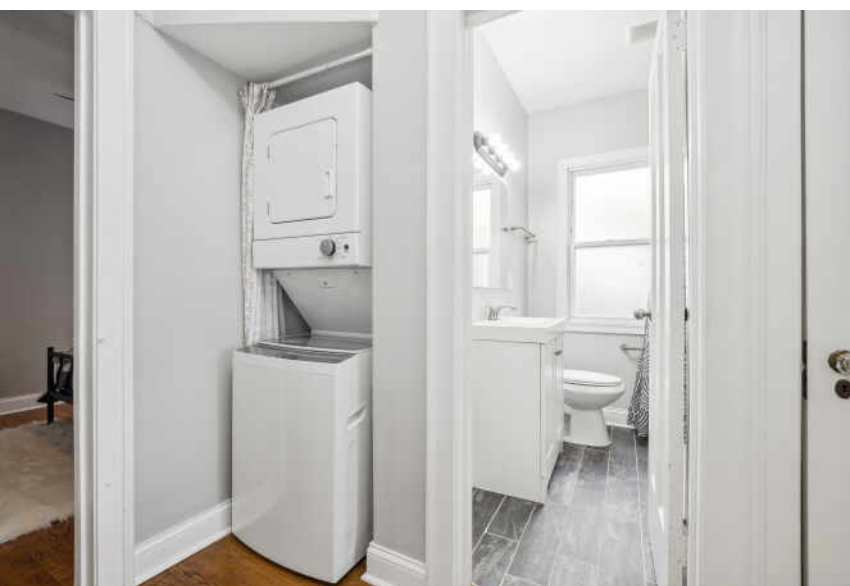
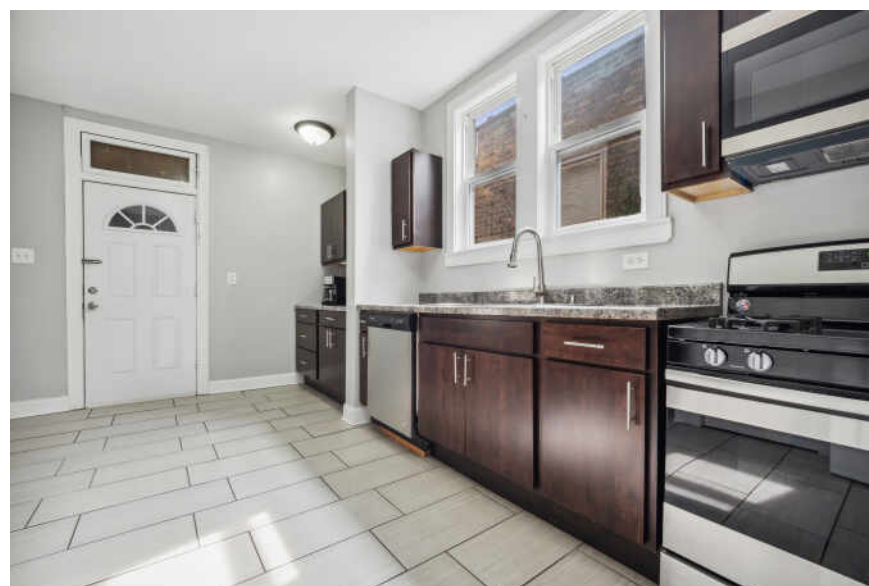
@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



TAXES: \$7,889

SPECTACULAR 3 FLAT IN ALBANY PARK  
FEATURING TWO 1600 SQUARE FOOT 3/1 UNITS  
AND ONE 2/1 1150 SQUARE FOOT UNIT.  
SECOND FLOOR UNIT CURRENTLY OCCUPIED  
BUT IS MOVING OUT SHORTLY. RENTAL  
POTENTIAL \$6K+ MINUTES TO RESTAURANTS,  
CAFES, SHOPPING AND TWO BLOCKS TO CTA  
BROWN LINE. EACH RESIDENCE FEATURES  
FULLY APPOINTED KITCHENS WITH SS  
APPLIANCES, GORGEOUS HARDWOOD FLOORS,  
UPDATED MODERN FINISHES, AND AMPLE  
STORAGE THROUGHOUT. EACH UNIT HAS  
TANDEM ASSIGNED PARKING FOR TWO CARS.  
YOU WON'T WANT TO MISS OUT ON THIS  
OPPORTUNITY IN TODAY'S RENTAL MARKET.  
SECURE AND WELL-MAINTAINED BUILDING.

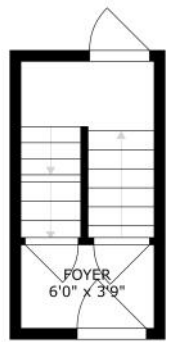




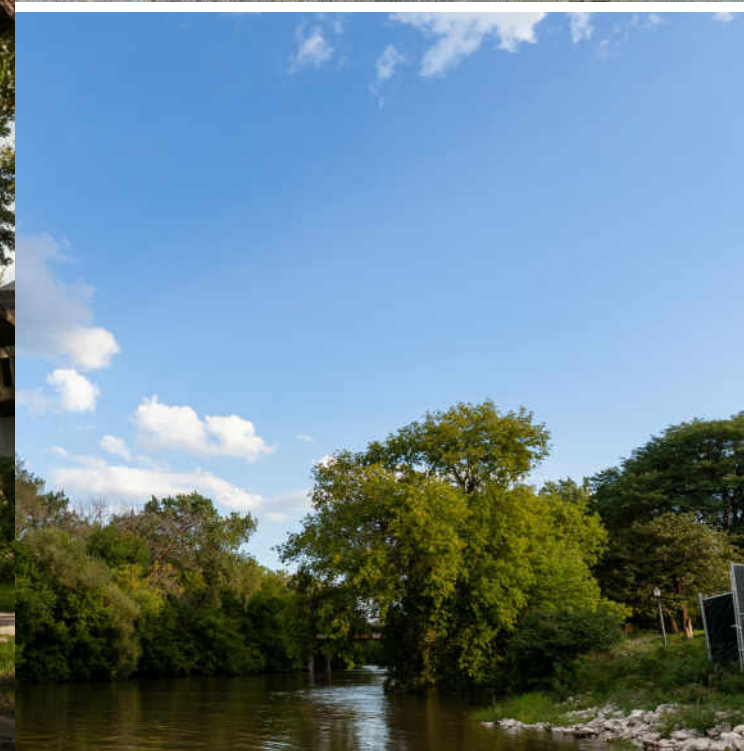
SIZE: 160'0" x 120'0" (APPROXIMATE) ACTUAL MAY VARY



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## IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK** IS ON FIRE.

Neighbors are not strangers in this tight-knit community, where local shops and restaurants reflect the neighborhood's eclectic vibe.

Homes include a mix of single-family homes, bungalows, brick two-flats, apartments, and duplexes. Nearby North Mayfair, which is part of the larger Albany Park community, is a mecca of historic Chicago bungalows, earning a spot on the National Register of Historic Places.

The neighborhood's 16-acre Eugene Field park includes two bridges as well as a playground, tennis courts, athletic fields, 60-foot tall light tower, and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, who was best known for his work as a children's poet including the classic *Little Boy Blue*.

Residents of Albany Park have even more to love with the addition of the 312 RiverRun trail that connects to nearby neighborhoods.

Whether heading downtown, to the suburbs, or to O'Hare International Airport, commuters have access to the CTA Blue Line and Brown Line, as well as the expressway.





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