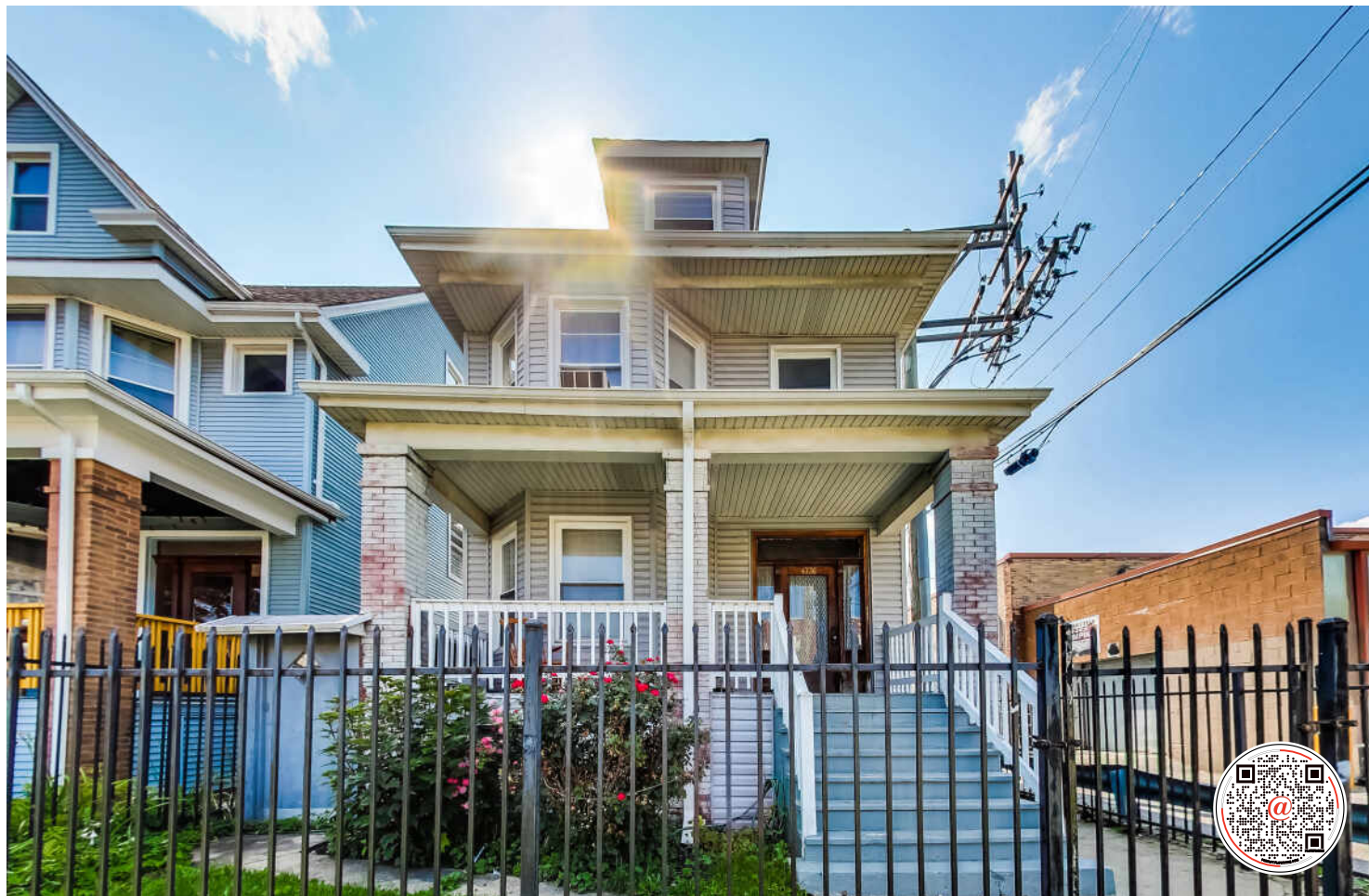
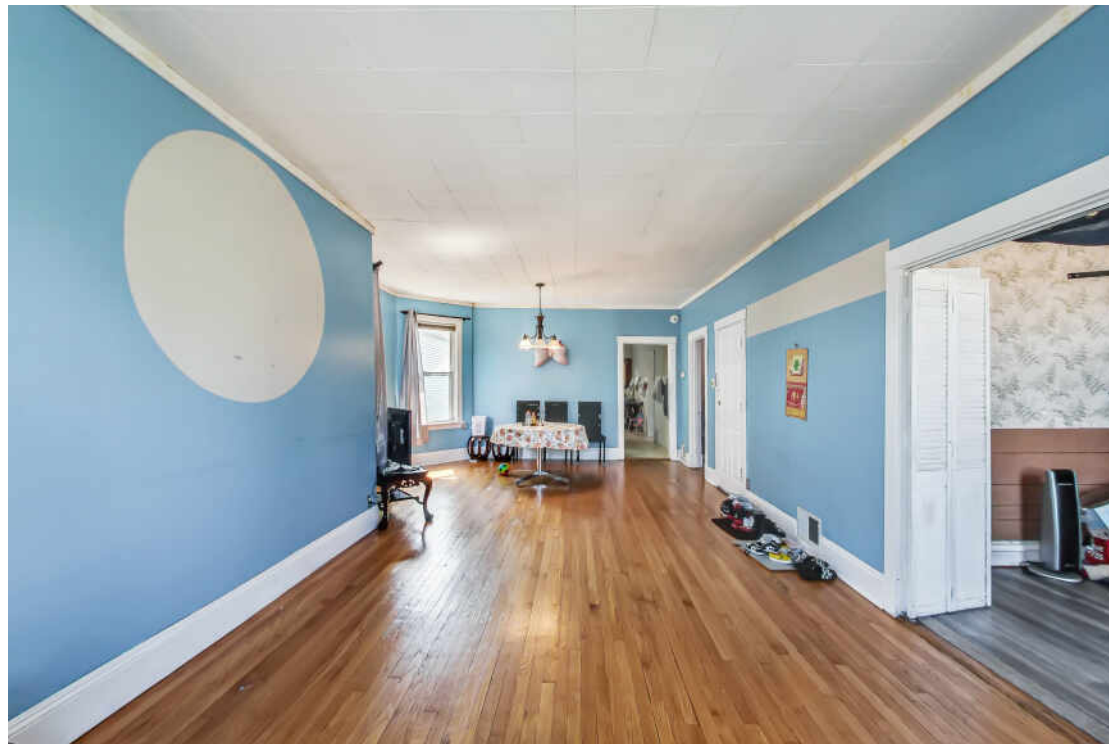


**4736 N SPAULDING AVENUE**  
ALBANY PARK





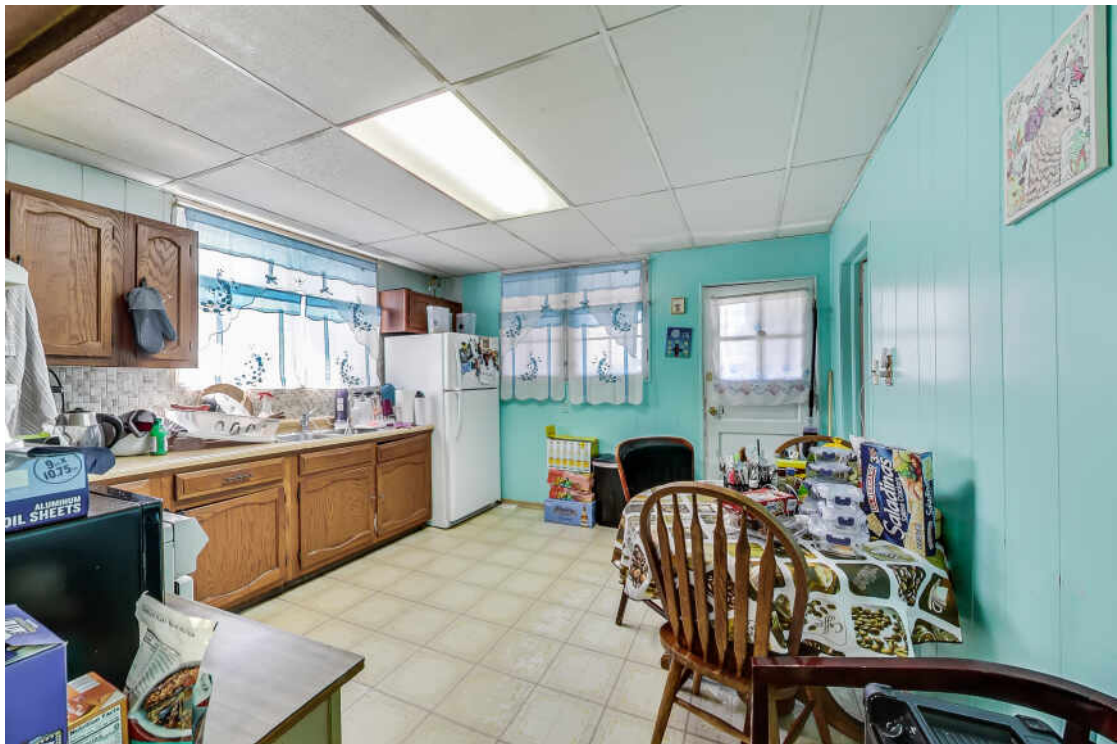
## THREE UNIT BUILDING WITH FULL BASEMENT

Enjoy 4,508 square feet of usable space. Yes, two of the units have three bedrooms and a full bathroom each. Top legal unit at 3rd level or finished attic offers a three room apartment with one bedroom, one bath, living room and dining room. Large 30'x174' lot with fenced/gated back yard, allowing for plenty of parking or entertaining space. Full basement, has front and rear entrances, here you will find a full bath, utility room, laundry area. Long term owner, kept great tenants on month to month at low rents. In the heart of Albany Park, 1/2 mile to Hibbard Elementary School one mile to NEIU & North Park University, river paths and parks. Conveniently located a block away from CTA's Brown line last stop! Low, low taxes.

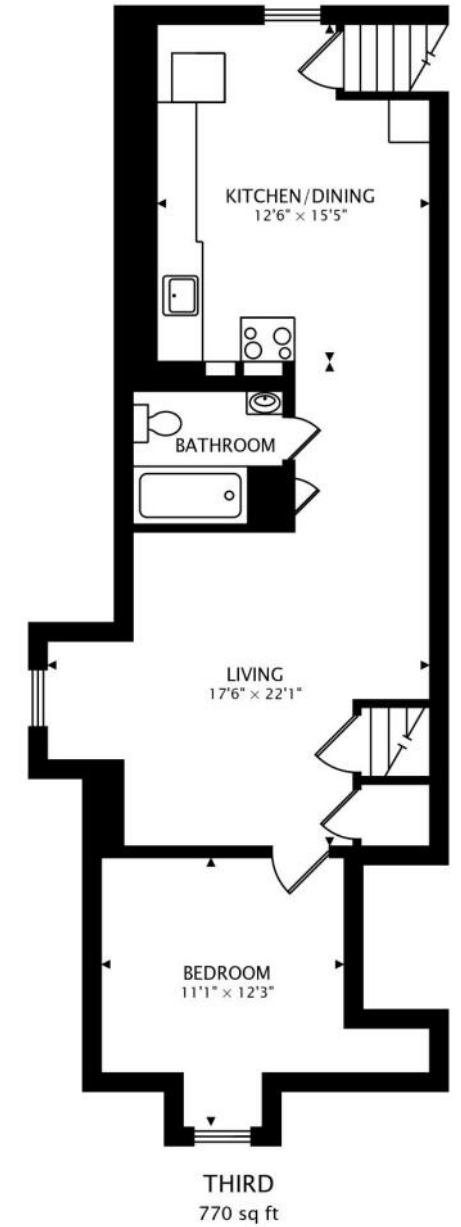
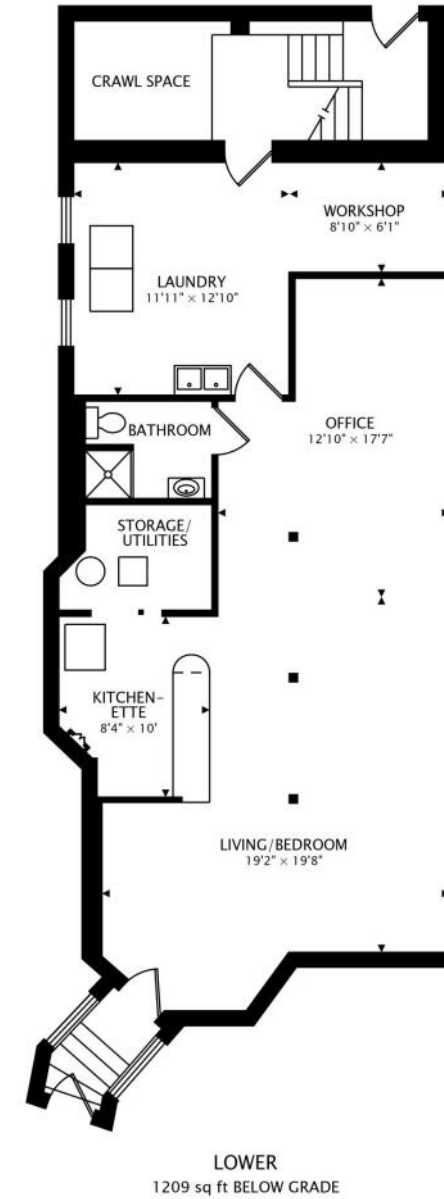
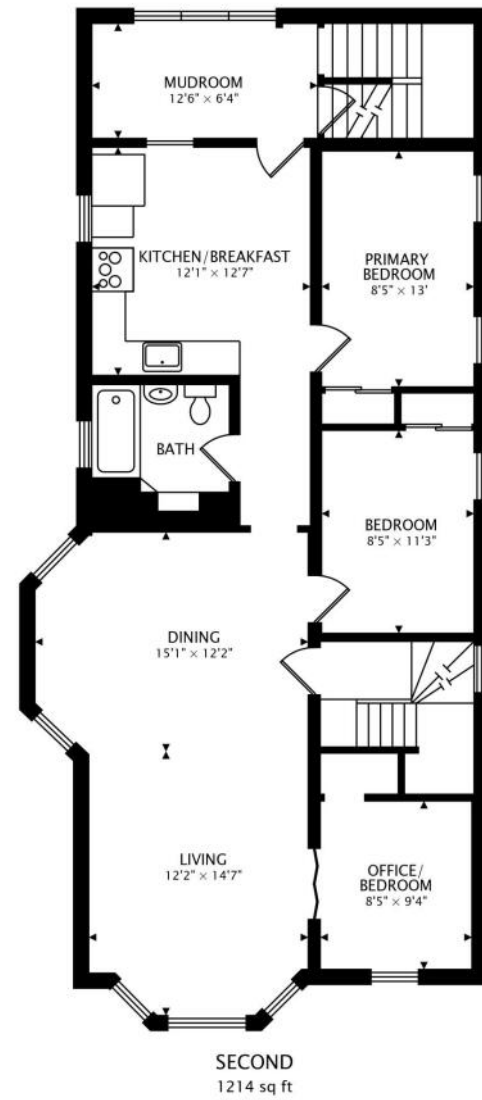
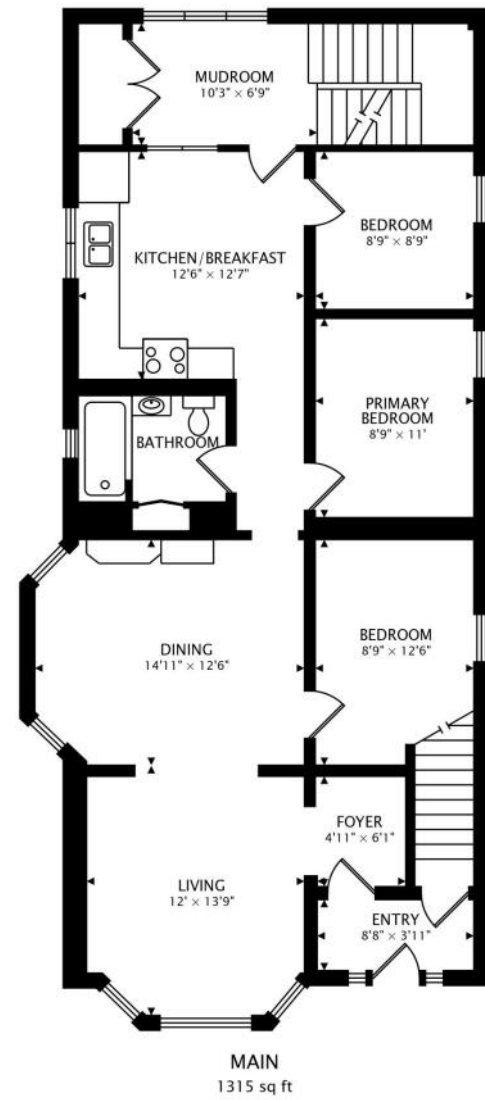
SOLD AS-IS condition.

7 BEDROOM  
4 BATH  
TAXES: \$5,164

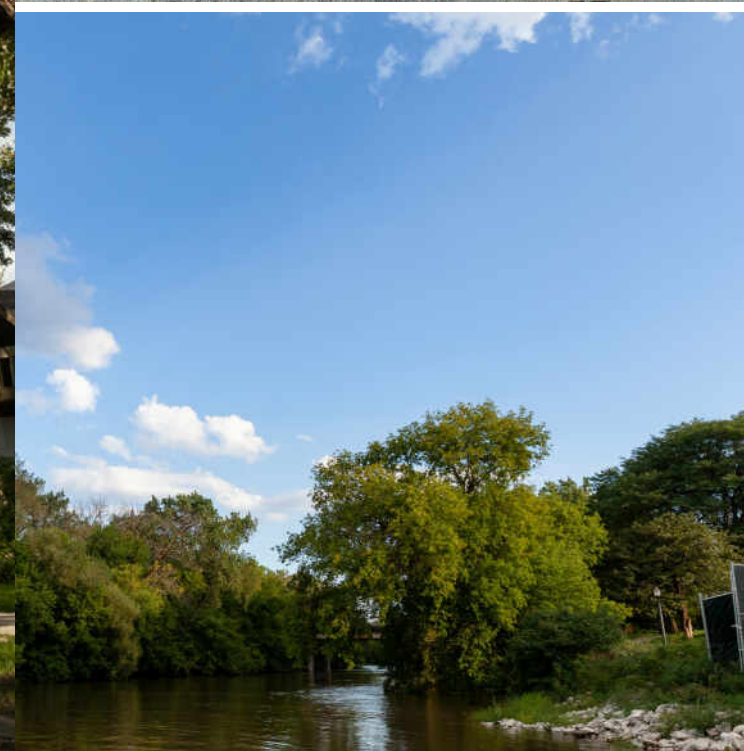












## IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK** IS ON FIRE.

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.





NOTES \_\_\_\_\_

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