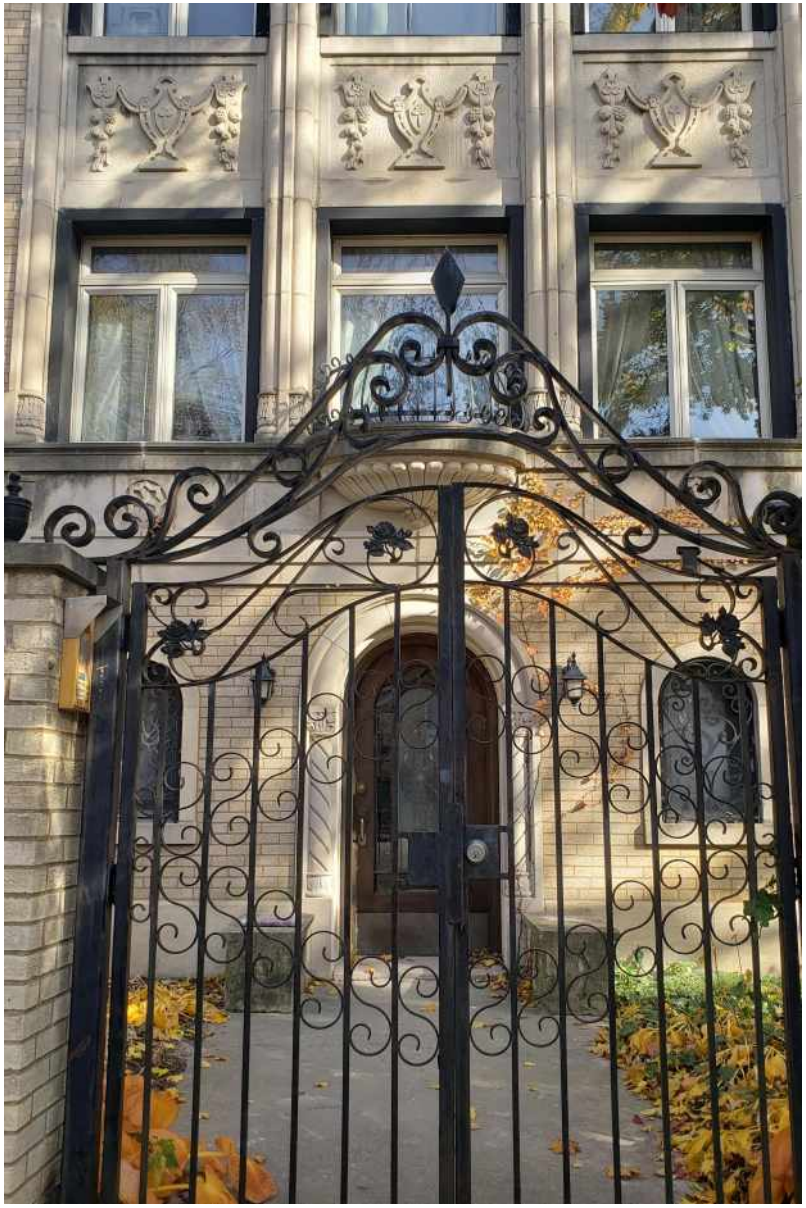


6151 N TALMAN AVENUE

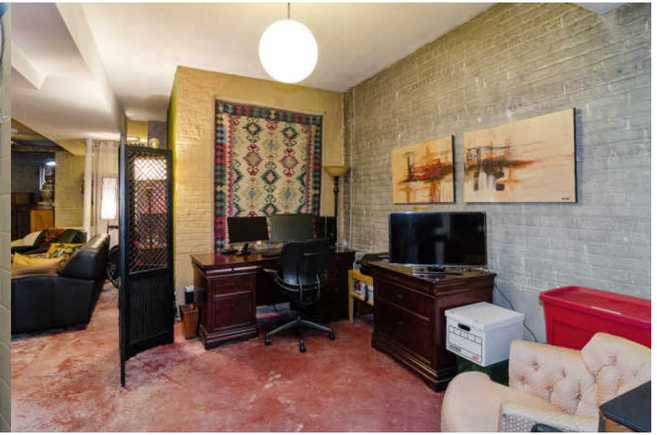
WEST RIDGE

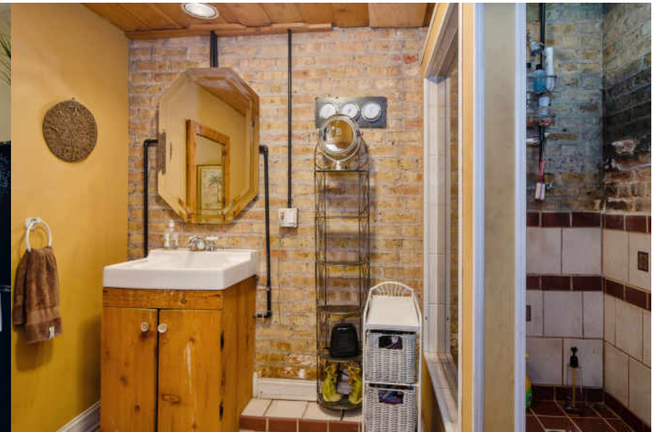
@properties®

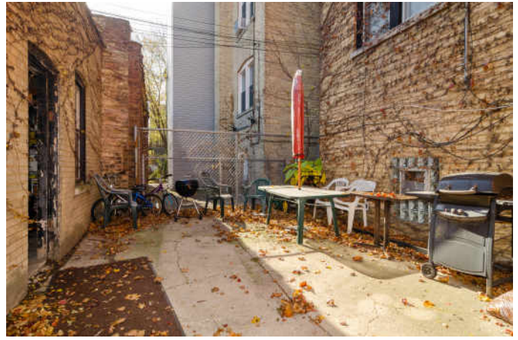
9 BEDROOM
7 BATH
TAXES: 12844

BEAUTIFUL 1920'S MULIT-UNIT 50X124 LOT

Gorgeous stone multi unit Built 1929 with so many architectural details inside and out. 3 legal, 2000 sq ft units with 3 bedrooms, 2 full baths and hardwood floors. Units have been updated throughout to include rehab of kitchen, bath vanities, lighting and refinished hardwood floors from 2001 through 2019. New Boiler installed 2004. All windows replaced with modern 2 panel Low E glass...2002 (including garage). Renovation of Garden level includes Drywall ceiling, bathroom, Kitchen area...2001. High ceilings which would be perfect for duplexing down from 1st floor!**Neither seller nor listing agent makes any representation as to the legality of garden apartment.** First floor and Garden have GFA\Central air unit along with Boiler heat... 3rd floor remodel 2019...new kitchen cabinetry, new appliances, bath vanities, tubs refinished...All hardwood floors sanded and refinished. New Roof White Elastomeric Coating in 2019. A 6' wrought-iron fence surrounds the entire 50x124 foot lot, with large ornate gates. Fantastic side yard along with big patio in the back perfect for barbeques and entertaining. The building houses a separate laundry room with coin laundry generating extra income (3 years old). Large storage room and separate utility room additionally. Units historically have rented quickly. This is a solid place on a uniquely oversized property. Everyone gets parking as there are 3 car garage and 2 car parking pad spaces! Rents include parking.







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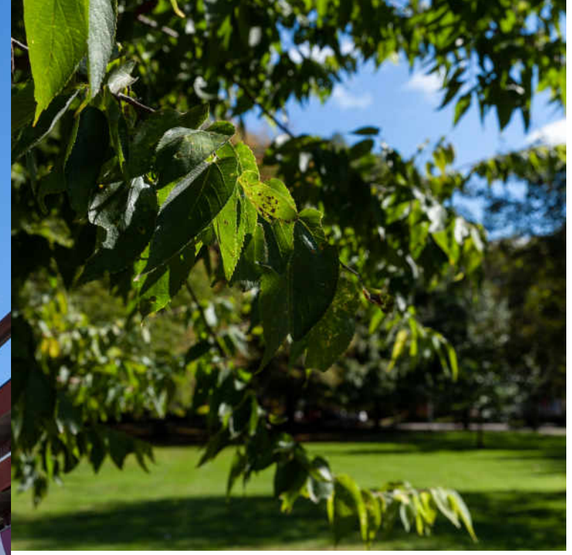
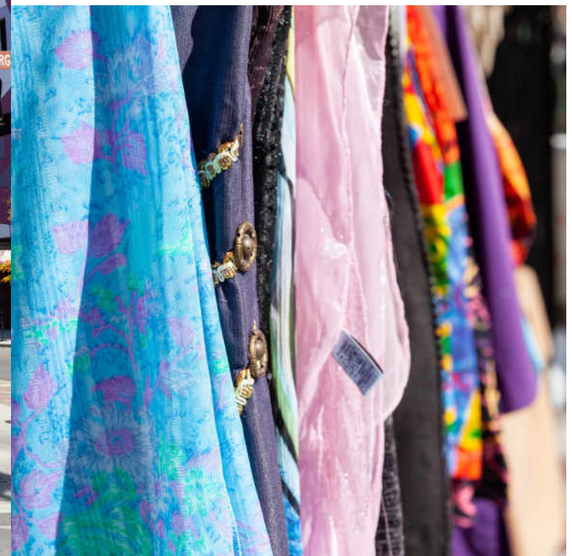




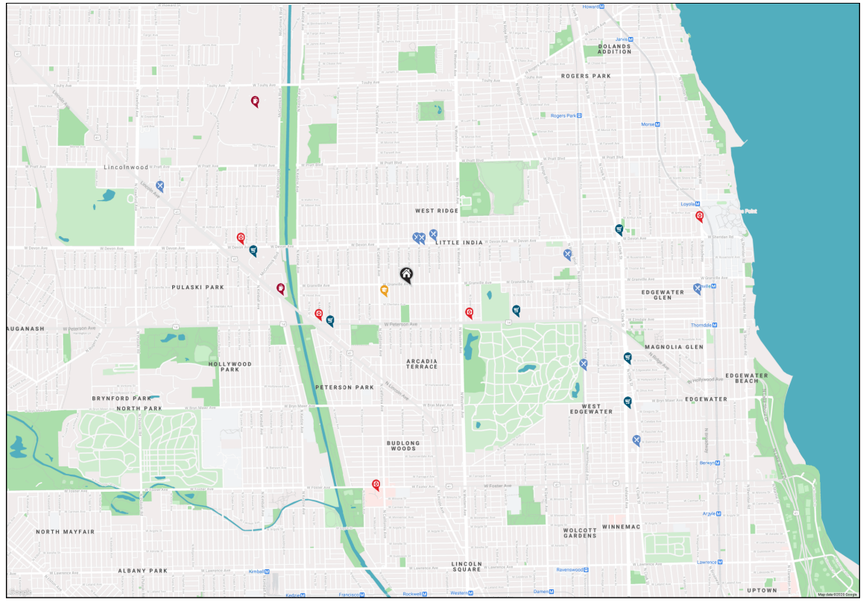
WEST RIDGE IS AN ECLECTIC NEIGHBORHOOD THAT HAS BOTH A TRANQUIL RESIDENTIAL AREA AND A VIBRANT CULTURAL SCENE.

Located west of Rogers Park on the city's far North Side, the large neighborhood is known for its tree-lined streets, scenic parks, and beautiful homes. The neighborhood offers historical mansions, vintage three-flats, large single-family homes, condominiums, and bungalows.

The Desi Corridor along Devon Avenue spans most of the neighborhood and includes many colorful shops and eateries. Locals and visitors flock to Desi Corridor to enjoy cuisines from around the world as well as unique shopping and nightlife.

Residents enjoy access to the outdoor spaces such as the North Shore Channel Trail, which runs along the Chicago River, and Indian Boundary Park, which has a duck lagoon, nature areas, tennis courts, and a children's spray pool. The park also hosts art and music classes, free concerts, and theater productions.

Commuters heading downtown can take CTA buses to Metra stations in Rogers Park and Ravenswood or to the "L" Red Line stops.



RESTAURANTS

Sukhadia's Sweets and Snacks
2559 WEST DEVON AVENUE, 0.3 MI

Udupi Palace Restaurant
2543 WEST DEVON AVENUE, 0.3 MI

Sabri Nihari Restaurant
2502 WEST DEVON AVENUE, 0.3 MI

Greenhouse Inn Restaurant
6300 NORTH RIDGE AVENUE, 1.0 MI

Fireside Restaurant & Lounge
5739 NORTH RAVENSWOOD AVENUE, 1.2 MI

Lou Malnati's Pizzeria
6649 LINCOLN AVENUE, 1.6 MI

Calo Ristorante
5343 NORTH CLARK STREET, 1.7 MI

Ethiopian Diamond
6120 NORTH BROADWAY, 1.8 MI

COFFEE SHOPS

Starbucks
6075 NORTH LINCOLN AVENUE, 0.8 MI

Coffee Beanery
3333 WEST TOUHY AVENUE, 1.5 MI

SHOPPING

Walgreens
3019 WEST PETERSON AVENUE, 0.5 MI

Target
2112 WEST PETERSON AVENUE, 0.7 MI

The Home Depot
6211 NORTH LINCOLN AVENUE, 1.0 MI

Clark Devon Hardware
6401 NORTH CLARK STREET, 1.3 MI

Gethsemane Garden Center
5739 NORTH CLARK STREET, 1.4 MI

Jewel-Osco
5516 NORTH CLARK STREET, 1.6 MI

HOSPITALS

The Center for Advanced Medicine & Surgery
2320 WEST PETERSON AVENUE, 0.4 MI

Saint Francis Health Center
3048 WEST PETERSON AVENUE, 0.6 MI

Northwest Immediate Care-Urgent Care Walk in Clinic
3452 WEST DEVON AVENUE, 1.1 MI

Swedish Hospital
5140 NORTH CALIFORNIA AVENUE, 1.3 MI

Loyola University Wellness Center
6439 NORTH SHERIDAN ROAD, 1.8 MI

SCHOOLS

Clinton Elementary School
6110 NORTH FAIRFIELD AVE, 0.2 MI

NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.