

6332 N FRANCISCO AVENUE
WEST RIDGE





10 BEDROOM
4.2 BATH
TAXES: \$2,361

3FLAT IN WEST RIDGE WITH FINISHED LOWER LEVEL. 3 CAR BRICK GARAGE. 3 BEDROOMS PER PLAN PLUS AN EXTRA BEDROOM IN BASEMENT, WHICH IS DUPLEXED DOWN FROM MAIN FLOOR

West Ridge all brick 3 flat with a duplex down owner's unit! Long time owners say it's time to sell. Take advantage of this great opportunity- all units offer 3 bedrooms (with owner's unit having a 4th bedroom in the basement). Main level has interior stairs to lower level, as well as front and rear entrance. Hardwood floors in living areas, some under carpeting. Large living and dining rooms. Units 2 and 3 have a bath and a half each, while the main level unit has a bathroom with step in shower, and a full bath in the basement. Owner's unit has in unit laundry. There is currently an access ramp and stairlift for access to the main unit. The basement has separate laundry for each unit. In the backyard, there is plenty of space to relax, as well as a 3 car garage. Building will be vacant at closing.

- 3 units
- main level duplexed down with extra bedroom
- laundry for each floor plus main level in unit laundry
- brick 3 car garage
- walk to Devon ave- shops, CTA, restaurants and more







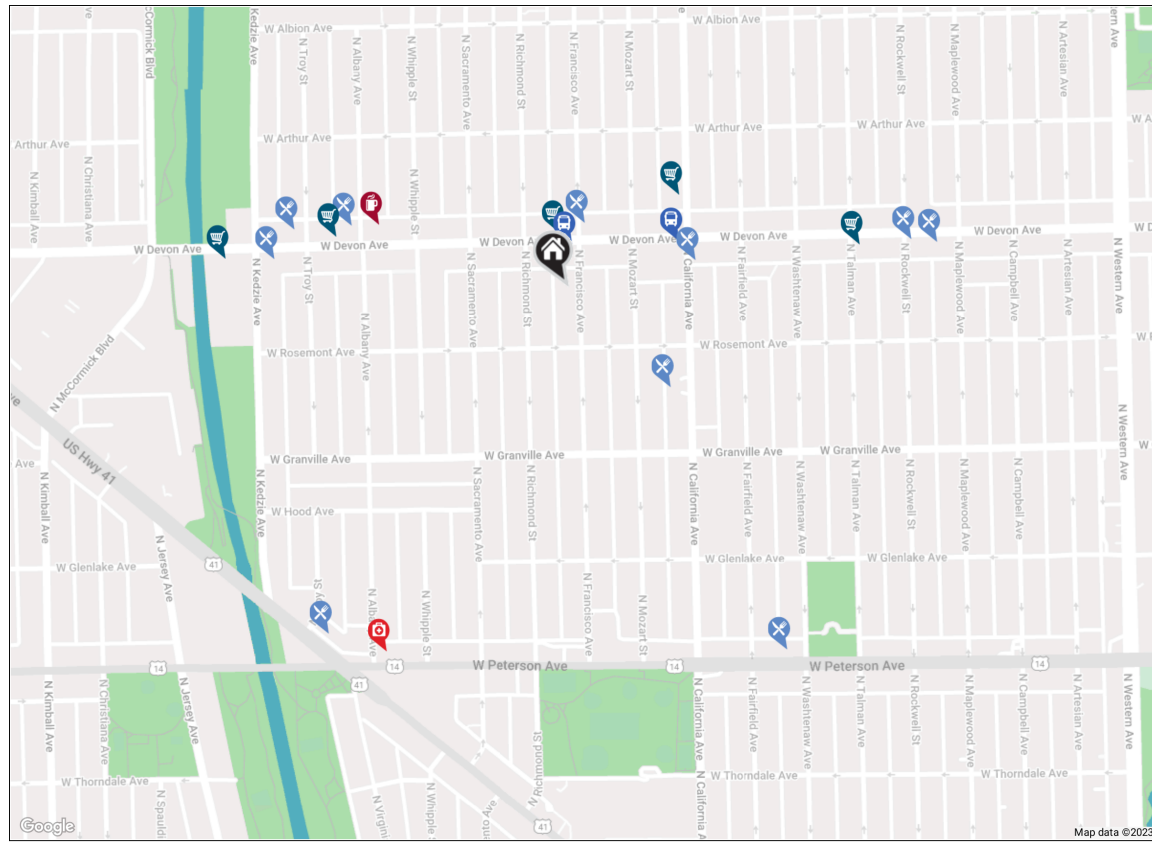
WEST RIDGE IS AN ECLECTIC NEIGHBORHOOD THAT HAS BOTH A TRANQUIL RESIDENTIAL AREA AND A VIBRANT CULTURAL SCENE.

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

- Anmol Restaurant - Pakistani & Indian Halal Food - Chicago**
2858 WEST DEVON AVENUE, 0.1 MI
- Gogi**
6240 NORTH CALIFORNIA AVENUE, 0.2 MI
- Tel-Aviv Kosher Pizza**
6349 NORTH CALIFORNIA AVENUE, 0.2 MI
- Dunkin'**
3132 WEST DEVON AVENUE, 0.3 MI
- Taza Bakery and Hadramout Restaurant**
3100 WEST DEVON AVENUE, 0.3 MI

- Great Chicago Food & Beverage Co**
3149 WEST DEVON AVENUE, 0.3 MI
- Sukhadia's Sweets and Snacks**
2559 WEST DEVON AVENUE, 0.4 MI
- Udupi Palace Restaurant | Best vegetarian Indian Restaurant in Chicago**
2543 WEST DEVON AVENUE, 0.4 MI
- El Carrito**
6019 NORTH LINCOLN AVENUE, 0.5 MI
- Pride Sushi and Thai**
2706 WEST PETERSON AVENUE, 0.5 MI

COFFEE SHOPS

- Rogers Park Cafe**
3046 WEST DEVON AVENUE, 0.2 MI

SHOPPING

- Anmol Meat And Grocery**
2906 WEST DEVON AVENUE, 0.1 MI
- Nathan Pharmacy**
6420 NORTH CALIFORNIA AVENUE, 0.2 MI
- Regal Jewels Inc.**
2625 WEST DEVON AVENUE, 0.3 MI
- Yasini Jewelers 21k & 22k Gold**
3110 WEST DEVON AVENUE, 0.3 MI

- City Fresh Market**
3201 WEST DEVON AVENUE, 0.4 MI

HOSPITALS

- Saint Francis Health Center**
3048 WEST PETERSON AVENUE, 0.5 MI

TRANSIT

- Devon & Francisco**
UNITED STATES, 0.0 MI
- Devon & California**
UNITED STATES, 0.1 MI

NOTES



MIKE STANGEL

773.203.1559

847-657-7000

MIKESTANGEL@ATPROPERTIES.COM

WWW.STANGELSELLSCHICAGO.COM



6332FRANCISCO.INFO