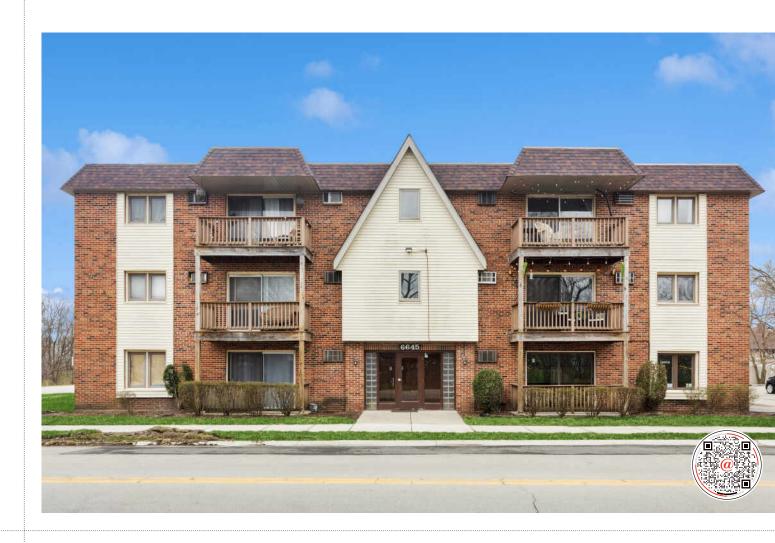
6645 172ND STREET #2C

TINLEY PARK







HOME SWEET HOME!

Beautifully Updated Condo in the Heart of Downtown Tinley Park! Step into comfort and style with this charming, move-in ready condo located in a wellmaintained building just steps from all that downtown Tinley Park has to offer. The bright and modern kitchen is a standout, featuring granite countertops, stainless steel appliances, soft-close cabinets and drawers, and a spacious pantry for extra storage. This unit offers two generously sized bedrooms, each filled with natural light and equipped with ample closet space. The updated bathroom is sleek and stylish, adding to the home's contemporary appeal. Enjoy your morning coffee or unwind in the evening on your private balcony. Exciting building-wide renovations are underway and expected to be completed by the end of 2025, making this an excellent time to buy! Recent updates include a brand-new roof (April 2025) and new laundry machines (2025). Upcoming improvements include: NEW paved, sealed, and lined parking lot, NEW paint throughout common areas, NEW hallway and stairwell carpeting, NEW windows in all hallways Location is everything-walk to Tinley Park's vibrant downtown featuring restaurants like the new Durbin's Rooftop, the soon-to-open Harmony Square Plaza, the Tinley Park train station, coffee shops, Saturday morning Farmer's Market, and more. Enjoy the perfect blend of suburban charm and urban convenience with an easy commute to Chicago!

2 BEDROOM 1 BATH

TAXES: \$2,440

ASSESSMENTS: \$401 / MONTH

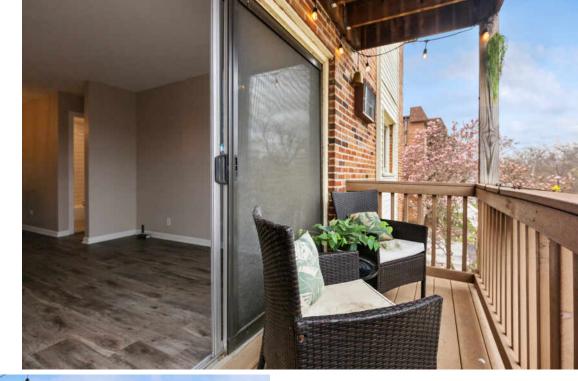






4 6645 172ND STREET #2C 6645 172ND STREET #2C 5





6645 172ND STREET #2C 7



6 6645 172ND STREET #2C



TINLEY PARK IS A MUSIC LOVER'S HAVEN.

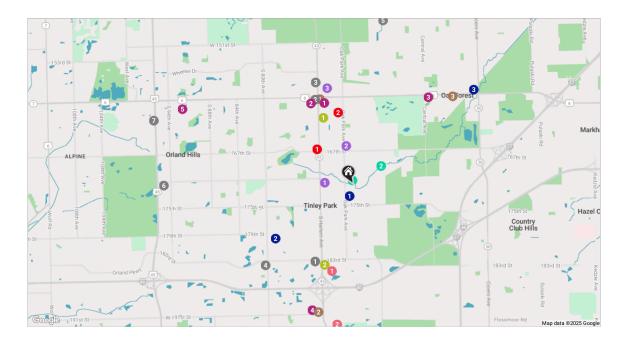
Known for its eclectic entertainment offerings, the village is home to popular live music destinations like the Hollywood Casino Amphitheatre - one of Chicagoland's largest outdoor concert venues.

From small clubs to restaurants, it's hard to find a local spot that doesn't have nightly performances. Come summertime, the village hosts Music in the Plaza concerts, where residents can listen to live music under the stars. The event also features food and drinks from favorite Tinley Park establishments.

Summers also bring the annual farmers market to downtown Tinley Park, with local vendors offering a variety of fruits, vegetables, and flowers at Zabrocki Plaza.

Beyond music and community events, Tinley Park boasts an abundance of recreational opportunities. The village's park district is made up of 40 parks and includes the Tony Bettenhausen Recreation Center, which has an indoor track and batting cage and several basketball and volleyball courts.

Located 30 miles from Chicago, Tinley Park has convenient access to I-57 and I-80. The community is also served by Metra's Rock Island District line, meaning commuters are just a quick train ride away from the city.



RESTAURANTS_

- Buffalo Wild Wings 7301 183RD STREET, 1.6 MI
- Portillo's Tinley Park 15900 HARLEM AVENUE, 1.7 MI
- Cooper's Hawk Winery & Restaurant- Orland Park 15690 HARLEM AVENUE, 2.0 MI
- Gatto's Italian Restaurant & 8005 183RD STREET, 2.2 MI
- Chicago Gaelic Park 6119 147TH STREET, 3.1 MI
- 6 Lou Malnati's Pizzeria 9501 WEST 171ST STREET, 3.5 MI
- Rock Bottom Restaurant & Brewery 16156 LAGRANGE ROAD, 3.9 MI

Q COFFEE_

- Starbucks

SHOPPING.

- 1 Hobby Lobby 7061 WEST 159TH STREET SUITE B, 1.6 MI
- 2 ALDI
- Walgreens
- 4 Target
- Walmart Supercenter 9265 159TH STREET, 3.5 MI

GROCERY_

- 15901 SOUTH HARLEM AVENUE, 1.7 MI
- Panera Bread 7204 WEST 191ST STREET, 2.4 MI
- Ounkin 5159 159TH STREET, 2.5 MI

- 16000 HARLEM AVENUE, 1.7 MI
- 5525 159TH STREET, 2.1 MI
- 7300 WEST 191ST STREET, 2.5 MI

- 1 Jewel-Osco 17117 SOUTH HARLEM AVENUE, 0.5 MI
 - Rubino's Italian Imports 16635 OAK PARK AVENUE, 0.7 MI
 - 6 Meijer 15701 71ST COURT, 1.9 MI

- Planet Fitness 16189 SOUTH HARLEM AVENUE, 1.4 MI
- 2 LA Fitness 18400 CONVENTION CENTER DRIVE, 1.6 MI

MEDICAL.

- Primary Health Care Associates 16650 SOUTH HARLEM AVENUE, 0.9 MI
- advocate health care 6850 CENTENNIAL DRIVE, 1.4 MI

Q ENTERTAINMENT ___

- Tinley Park Convention Center 18451 CONVENTION CENTER DRIVE, 1.7 MI
- Odyssey Fun World
 19111 OAK PARK AVENUE, 2.6 MI

TRANSIT_

- 1 Tinley Park
 METRA ROCK ISLAND DISTRICT, 0.2 MI
- 2 80th Ave
 METRA ROCK ISLAND DISTRICT, 1.8 MI
- Oak Forest METRA - ROCK ISLAND DISTRICT, 2.8 MI

PARKS_

- Tinley Memorial Park 6641 WEST 171ST STREET, 0.1 MI
- 2 Lancaster Woods Park TINLEY PARK, 0.6 MI

NOTES			

10 6645 172ND STREET #2C 6645 172ND STREET #2C 11



NIKI ROCCO (708) 699-4315 (708) 971-0060 NIKIROCCOREALTOR@GMAIL.COM WWW.NIKIROCCO.COM



