

**835 N WOOD STREET #403**  
EAST UKRAINIAN VILLAGE







#### ROOM DIMENSIONS

LIVING ROOM : 33' × 20'

KITCHEN : 11' × 9'

PRIMARY BEDROOM : 19' × 14'

SECOND BEDROOM : 17' × 14'

2 BEDROOM

2 BATH

TAXES: \$12,238.30

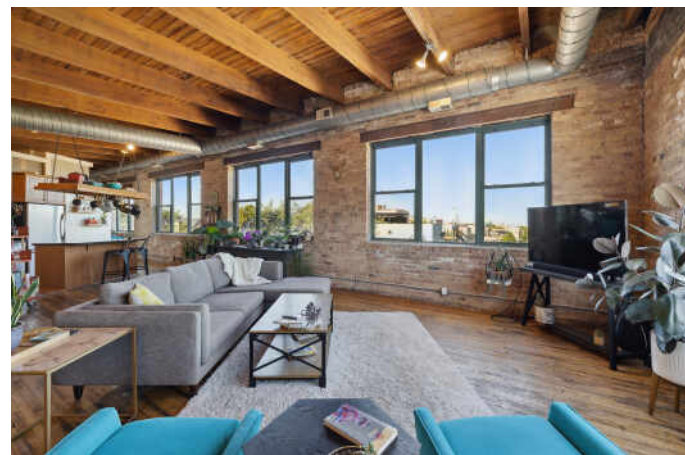
ASSESSMENTS: \$423

## AMAZING LOFT IN THE HISTORIC METER BUILDING!

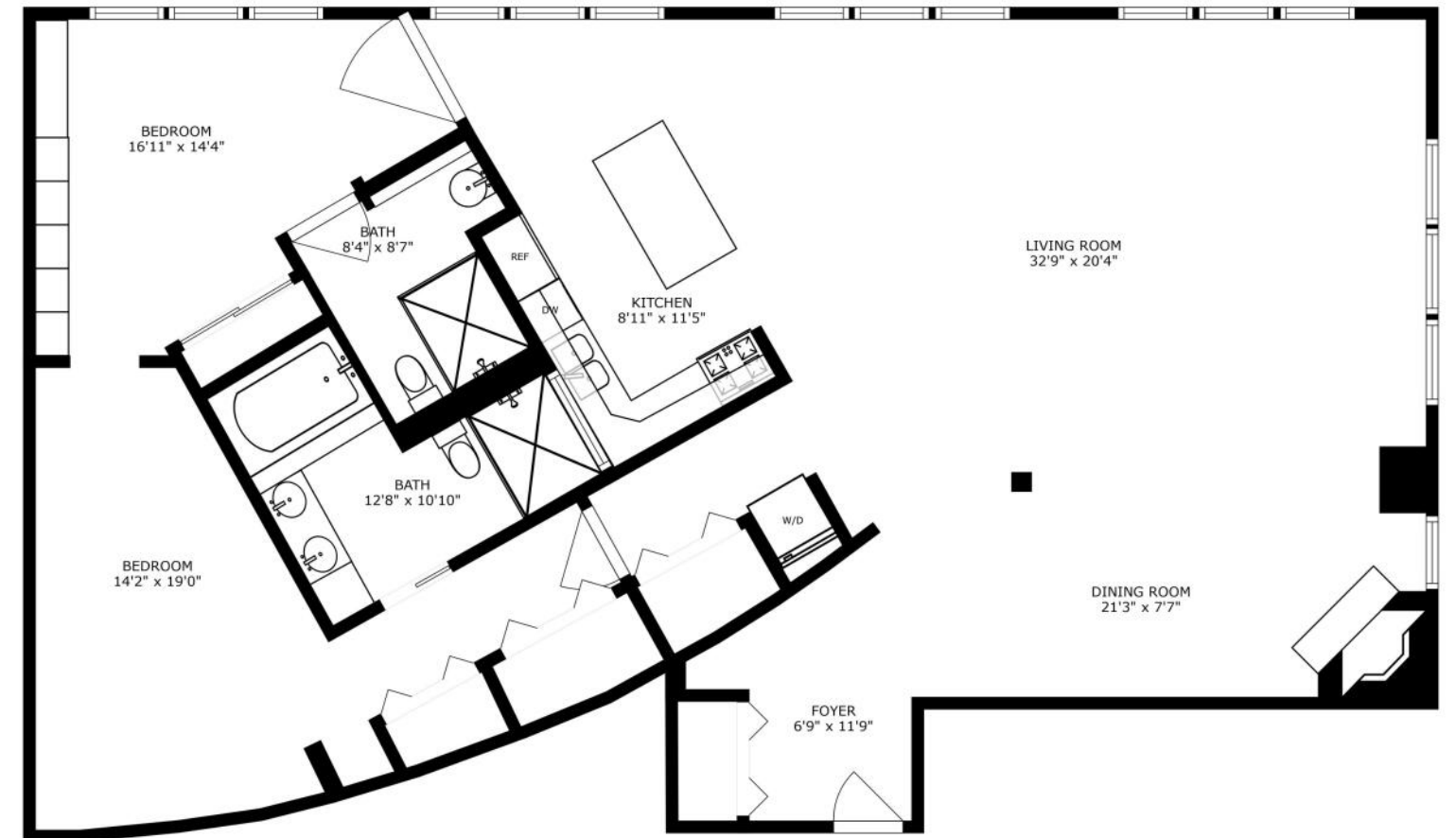
Own a piece of Chicago history in this impressive top floor timber loft in The Meter Building located in vibrant East Ukrainian Village. As you enter the foyer the soaring 11ft timber ceilings and sunlight hitting the original factory-worn floors give you a feeling of nostalgia and uniqueness that is hard to find. The large open living/work space gives you flexibility and allows for creativity to design the space around your lifestyle. You'll find two generously-sized bedrooms, two luxurious bathrooms featuring jacuzzi tub, double vanity, custom Kohler spray shower and en suite 2nd bathroom with Italian-tiled rain shower. Take in the sunset and skyline views while cozy in front of the fireplace or from the amazing shared rooftop deck. This unit is one of the few lofts in Chicago that also includes roof rights for the owner to build their own private rooftop deck. This well-managed building features a large manual industrial elevator and a charming bow and truss garage with TWO adjoining parking spaces included which can also be used as an additional storage area. Conveniently located near trendy nightlife spots and hip Chicago Ave restaurants like Funkenhausen, Beatnik, and Forbidden Root. Just down the street you'll find Commercial Club Park with playground, basketball court, and football/soccer field. Mariano's is just a few blocks away for your grocery needs. CTA Blue Line and busses are nearby and access to I-90/94 expressway is a few blocks away.

- Price includes two adjoining garage parking spaces
- Owner has roof rights to build a private deck



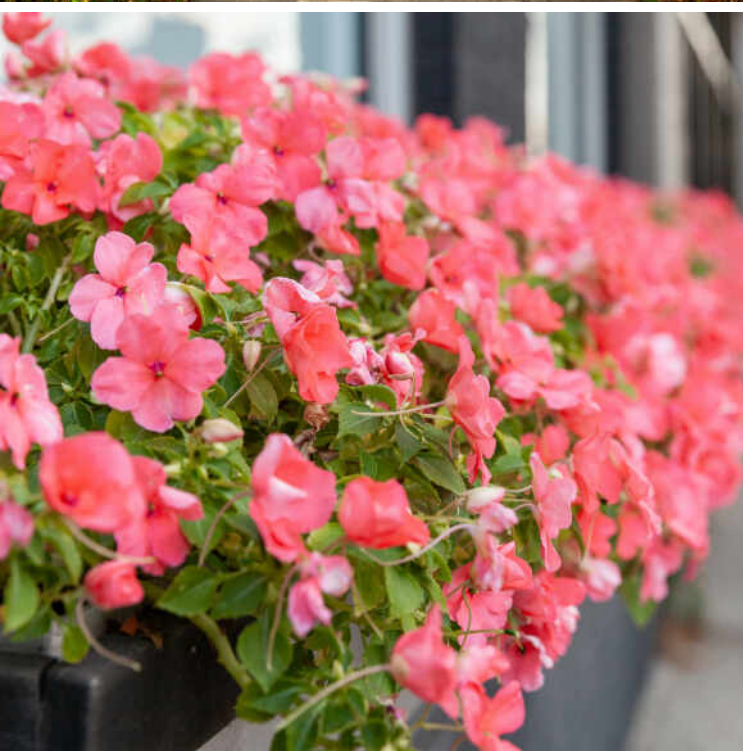






SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





YOU KNOW A NEIGHBORHOOD HAS REACHED A CERTAIN LEVEL OF COOL WHEN IT ADOPTS A NEW NAME. SUCH IS THE CASE WITH **EAST VILLAGE**, THE NEIGHBORHOOD FORMALLY KNOWN AS EAST UKRAINIAN VILLAGE.

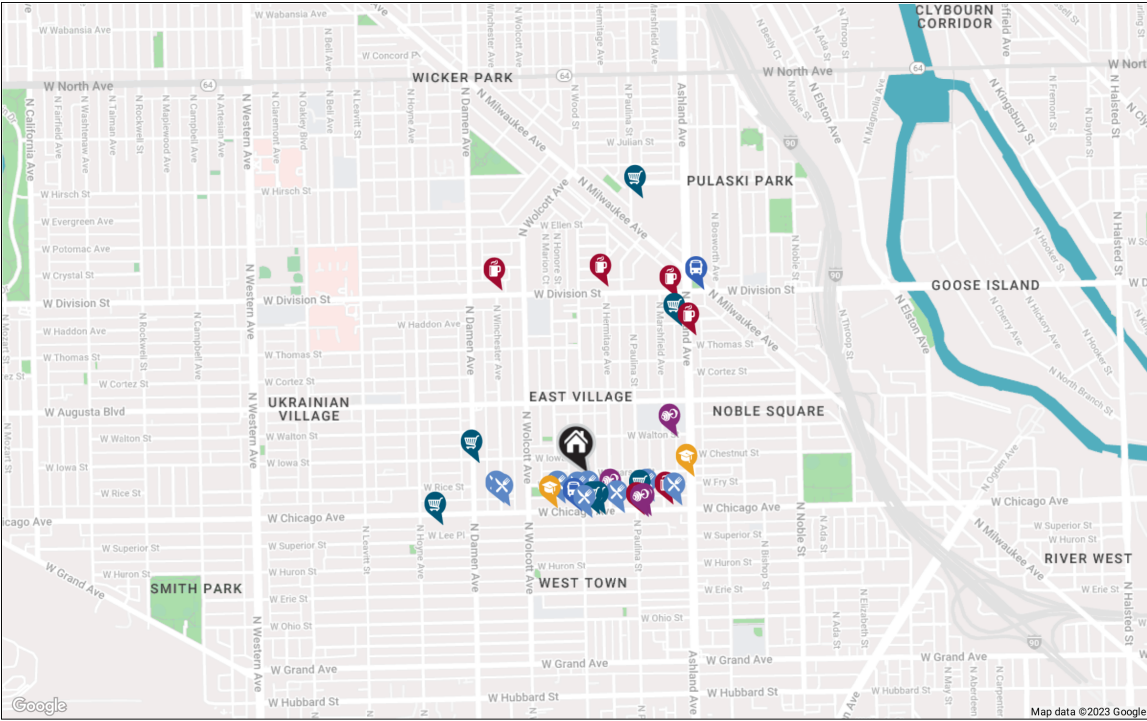
Just 10 minutes from The Loop and a few blocks from Wicker Park, the East Village is enjoying a rebirth, attracting Chicagoans seeking homes that are in close proximity to everything they love about the city.

The mostly residential neighborhood is surrounded by a lively commercial area with a variety of eateries, bars and shops.

Housing options include single-family homes, condominiums, two- and three-flat greystones as well as small cottages. To preserve the neighborhood's character, the blocks bounded by Division, Chicago, Hermitage and Damen have been designated a Chicago Landmark District and placed on the National Register of Historic places.

A new wave of transit-oriented developments (TOD) is underway, including a historic art deco church that was saved from demolition and converted into apartments with rooftop decks and amazing views. Locals can take advantage of the bike lanes along Milwaukee Avenue as well as the multiple CTA bus routes and nearby Blue Line stop on Division. They can also hop on the expressway for easy traveling to The Loop or suburbs.





#### RESTAURANTS

**Forbidden Root Restaurant & Brewery**  
1746 WEST CHICAGO AVENUE, 0.1 MI

**Funkenhausen**  
1709 WEST CHICAGO AVENUE, 0.1 MI

**Barcocina West Town**  
1814 WEST CHICAGO AVENUE, 0.1 MI

**Koko's Mediterranean Grille**  
1760 WEST CHICAGO AVENUE, 0.1 MI

**Yuzu Sushi & Robata Grill**  
1751 WEST CHICAGO AVENUE, 0.1 MI

**West Town Bakery & Diner**  
1916 WEST CHICAGO AVENUE, 0.2 MI

**Roots Handmade Pizza - West Town**  
1924 WEST CHICAGO AVENUE, 0.2 MI

**Beatnik West Town**

**Flour Power**  
1642 WEST CHICAGO AVENUE, 0.2 MI

#### COFFEE SHOPS

**Hoosier Mama Pie Company**  
1618 WEST CHICAGO AVENUE, 0.2 MI

**Sol Chicago**  
1651 WEST CHICAGO AVENUE, 0.2 MI

**Engine Coffee**  
1109 NORTH ASHLAND AVENUE, 0.4 MI

**Foxtrot**  
1722 WEST DIVISION STREET, 0.4 MI

**Milk & Honey Cafe**  
1920 WEST DIVISION STREET, 0.5 MI

**Intelligentsia Coffee Wicker Park Coffeebar**  
1609 WEST DIVISION STREET, 0.5 MI

#### SHOPPING

**Alcala's Western Wear**  
1733 WEST CHICAGO AVENUE, 0.1 MI

**Chicago Truborn**  
1741 WEST CHICAGO AVENUE, 0.1 MI

**Walgreens**  
1650 WEST CHICAGO AVENUE, 0.1 MI

**Black Dog Gelato**  
859 NORTH DAMEN AVENUE, 0.3 MI

**Dusty Groove**  
1120 NORTH ASHLAND AVENUE, 0.4 MI

**Mariano's**  
2021 W CHICAGO AVE, 0.4 MI

**Jewel-Osco**  
1341 N PAULINA ST, 0.7 MI

#### HEALTH CLUBS

**Anytime Fitness**  
1647 WEST CHICAGO AVENUE, 0.2 MI

**West Town Yoga and Barre**  
918 NORTH ASHLAND AVENUE SUITE 100, 0.2 MI

**Big Shoulders Yoga**  
1645 WEST CHICAGO AVENUE, 0.2 MI

#### SCHOOLS

**Children's Learning Place**  
1826 WEST CHICAGO AVENUE, 0.1 MI

**Montessori Magpie**  
835 NORTH ASHLAND AVENUE, 0.2 MI

#### TRANSIT

**Chicago & Wood**  
UNITED STATES, 0.1 MI

**Division**



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