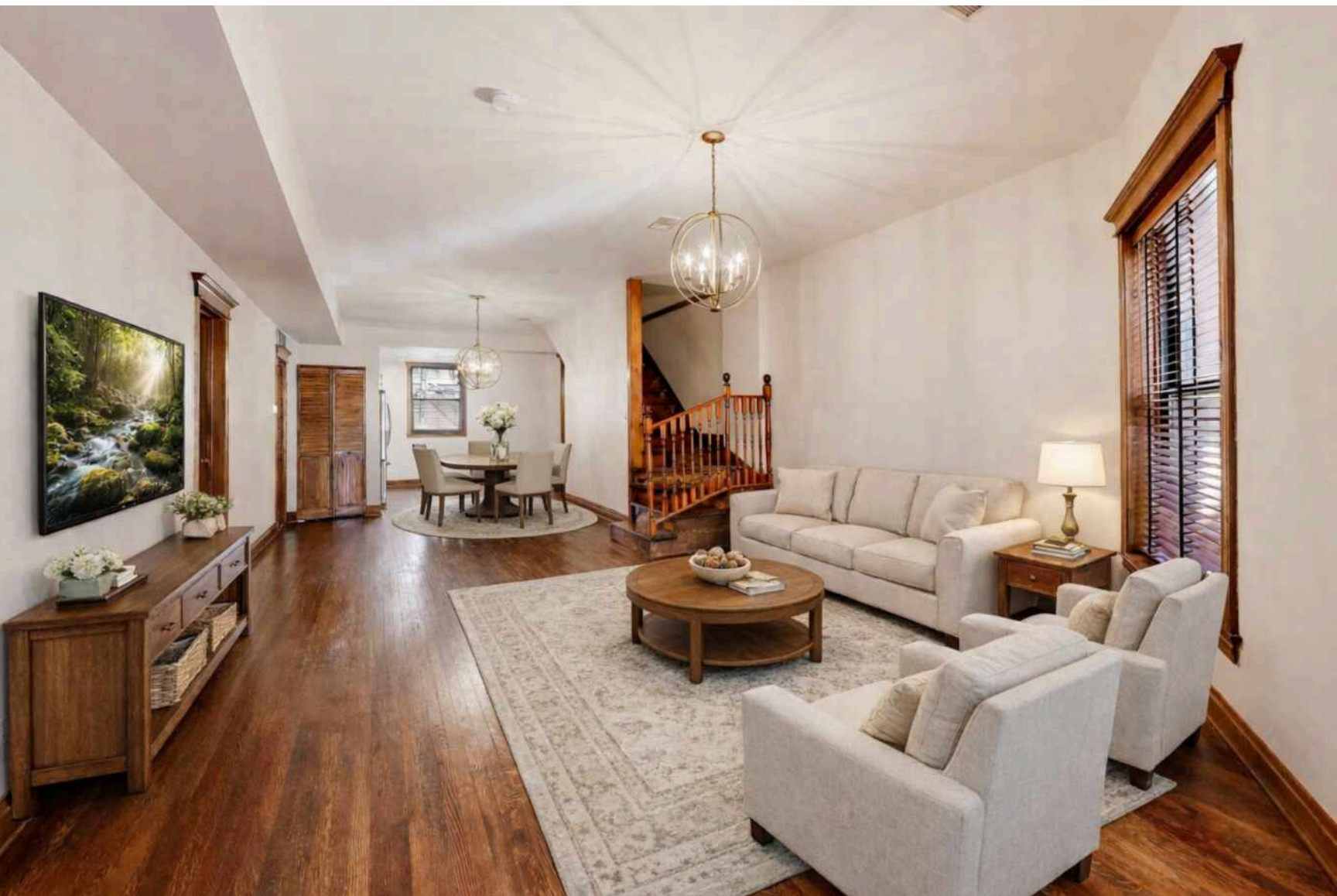


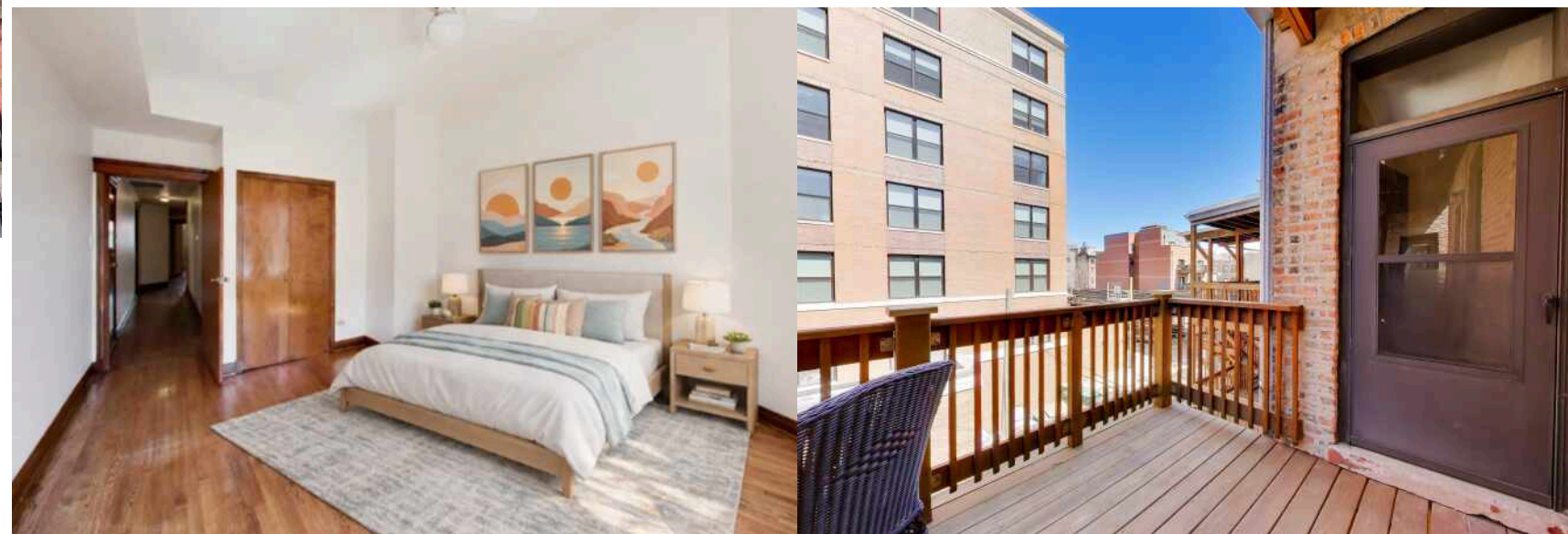
946 W SHERIDAN ROAD #2  
LAKEVIEW

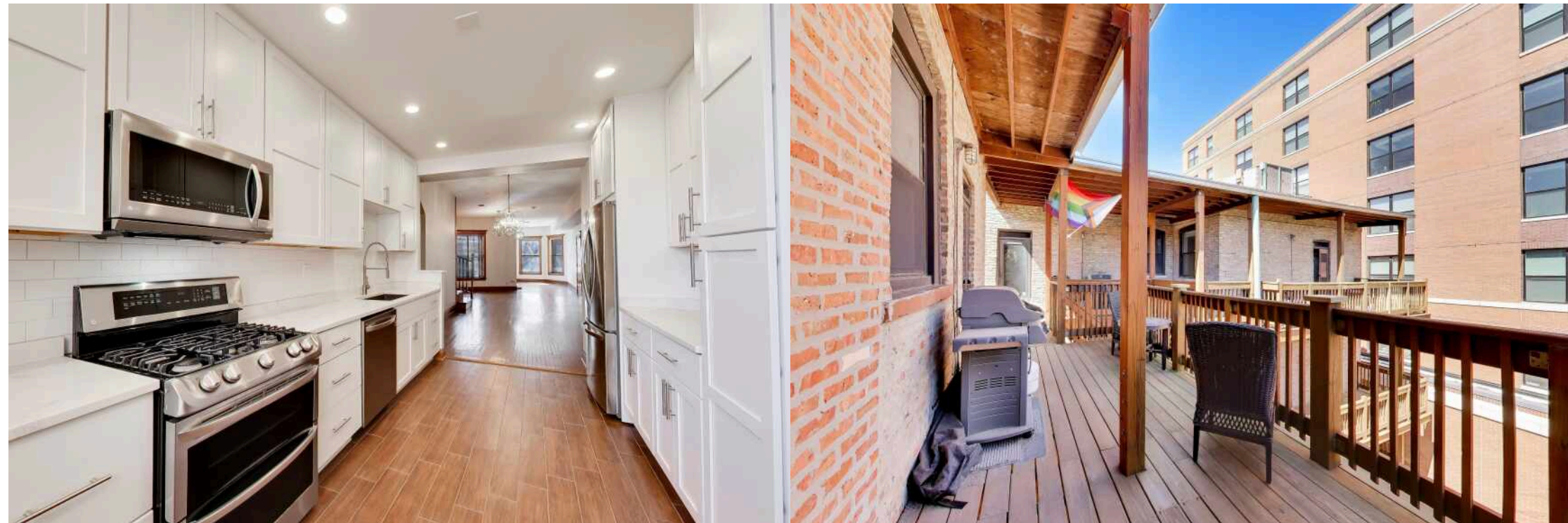


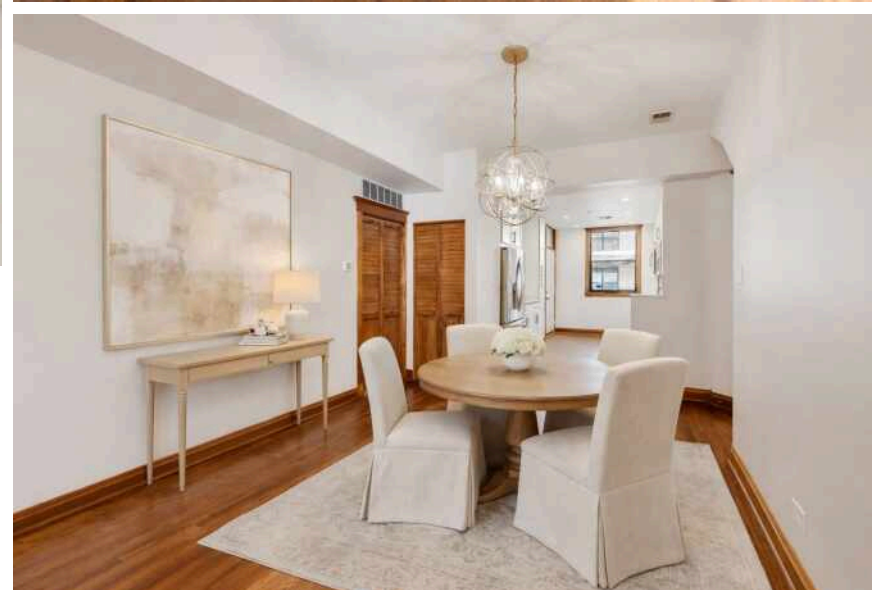


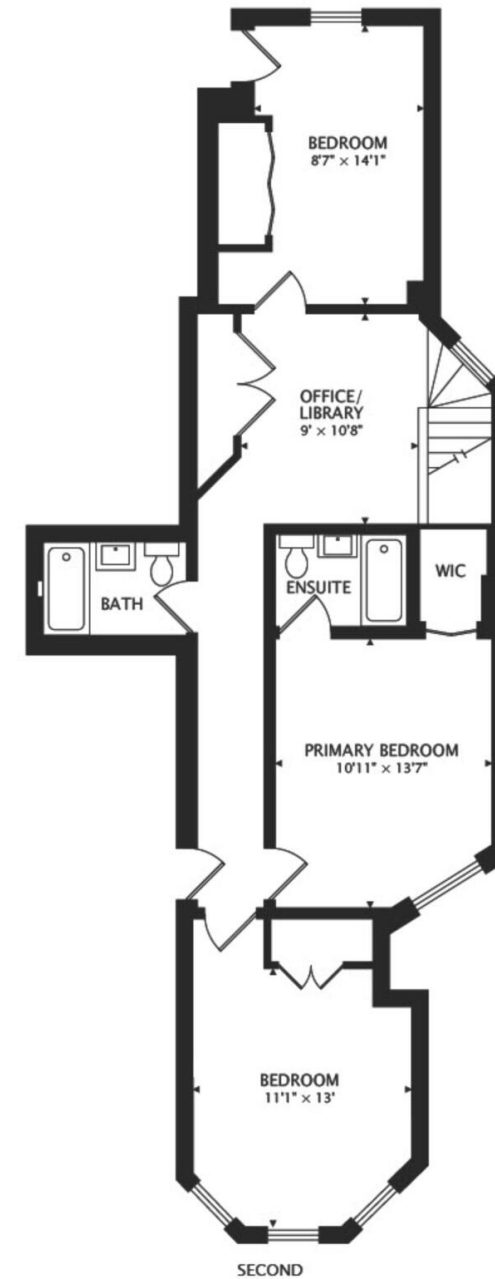
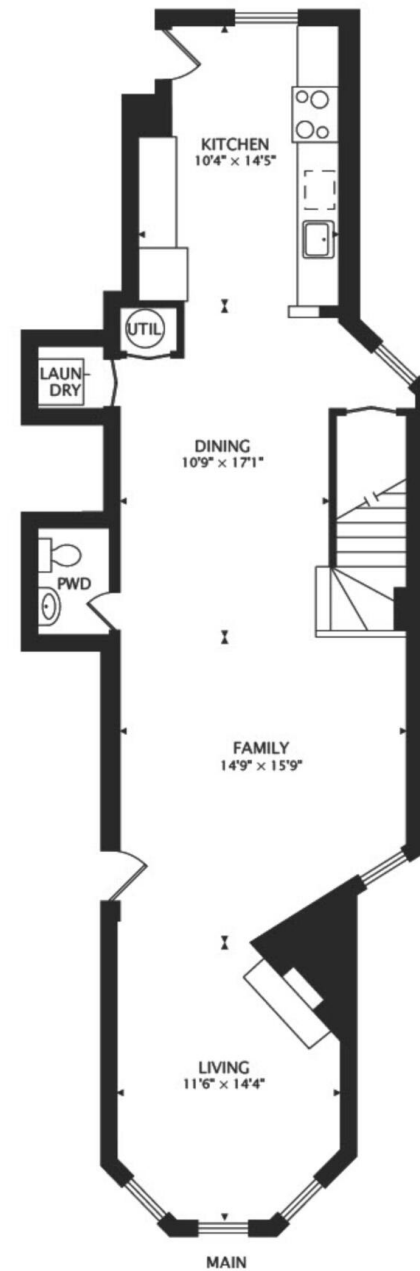
3 BEDROOM  
2.1 BATH  
TAXES: 8755.95  
ASSESSMENTS: 457.00

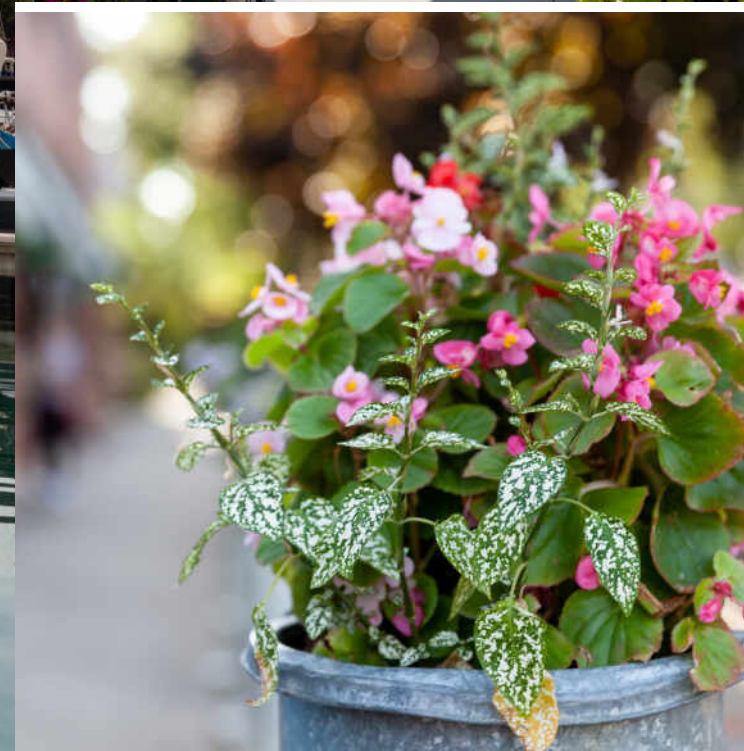
Spacious vintage rehab 3BD 2 1/2 BTH DUPLEX-UP close to Lake Michigan and the best of Lakeview shopping, dining, and endless entertainment. Long time owner lets go of large vintage condo with HWD floors, 10ft ceilings, and newer kitchen with white shaker cabinets, quartz counters, SS appliances and built-in pantry space. Living, Dining, Kitchen, Family rm, 1/2 bath, and laundry all on 1st floor with 3BD, Library and 2 Baths on top floor. It's a single-family home with condo convenience! All bathrooms have been updated and there's outdoor decks for entertaining, grilling, and Summertime fun on each level. Parking is available just outside the front door!











CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

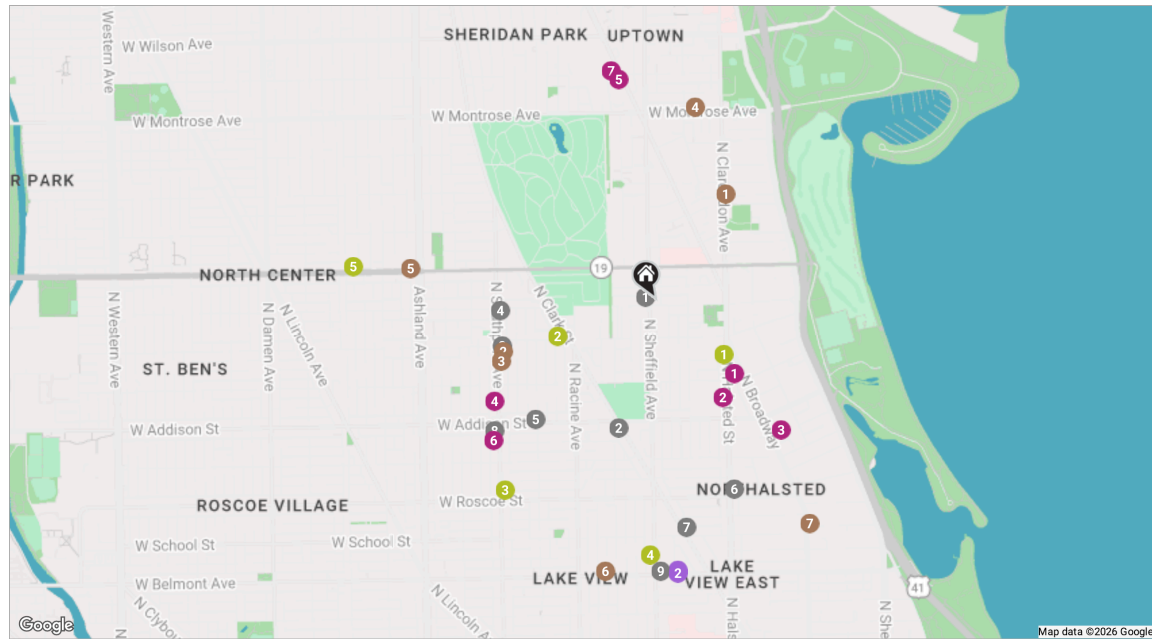
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



**RESTAURANTS**

- 1 PR Italian Bistro  
3908 NORTH SHERIDAN ROAD, 0.0 MI
- 2 Vines On Clark  
3554 NORTH CLARK STREET, 0.4 MI
- 3 Tango Sur  
3763 NORTH SOUTHPORT AVENUE, 0.5 MI
- 4 Toons Bar & Grill  
3857 NORTH SOUTHPORT AVENUE, 0.5 MI
- 5 Guthries Tavern  
1300 WEST ADDISON STREET, 0.6 MI
- 6 The Chicago Diner  
3411 NORTH HALSTED STREET, 0.7 MI
- 7 Mia Francesca  
3311 NORTH CLARK STREET, 0.7 MI
- 8 Southport Grocery and Cafe  
3552 NORTH SOUTHPORT AVENUE, 0.7 MI

- 9 Cheesie's Pub & Grub - Lakeview  
958 WEST BELMONT AVENUE, 0.9 MI

**COFFEE**

- 1 Dollop Coffee Co.  
4181 NORTH CLARENDON AVENUE, 0.4 MI
- 2 Bodega Sur  
3755 NORTH SOUTHPORT AVENUE, 0.5 MI
- 3 Steingold's of Chicago  
3737 NORTH SOUTHPORT AVENUE, 0.5 MI
- 4 Loving Heart Vegan Cafe  
838 WEST MONTROSE AVENUE, 0.6 MI
- 5 Long Room Chicago  
1612 WEST IRVING PARK ROAD STE 1, 0.8 MI
- 6 Bittersweet Pastry Shop & Cafe  
1114 WEST BELMONT AVENUE, 0.9 MI

- 7 The Coffee & Tea Exchange  
3311 NORTH BROADWAY, 0.9 MI

**SHOPPING**

- 1 The UPS Store  
3712 NORTH BROADWAY, 0.3 MI
- 2 Whole Foods Market  
3640 NORTH HALSTED STREET, 0.4 MI
- 3 Jewel-Osco  
3531 NORTH BROADWAY, 0.6 MI
- 4 Jewel-Osco  
3630 NORTH SOUTHPORT AVENUE, 0.6 MI
- 5 Target  
4466 NORTH BROADWAY, 0.7 MI
- 6 Anthropologie  
3532 NORTH SOUTHPORT AVENUE, 0.7 MI
- 7 ALDI  
4500 NORTH BROADWAY, 0.8 MI

**GROCERY**

- 1 Fresh Stop Deli  
930 WEST BELMONT AVENUE, 0.9 MI
- 2 Fresh Stop Produce and Market  
930 WEST BELMONT AVENUE, 0.9 MI

**GYM**

- 1 Orangetheory Fitness  
3738 NORTH HALSTED STREET #2, 0.3 MI
- 2 Hilltop Yoga  
1222 WEST GRACE STREET, 0.3 MI
- 3 Southport Fitness  
3413 NORTH SOUTHPORT AVENUE 2ND FLOOR, 0.8 MI
- 4 TRUTH Training Inc.  
3232 NORTH SHEFFIELD AVENUE, 0.8 MI
- 5 Pilates Center of Chicago  
4001 NORTH RAVENSWOOD AVENUE #404, 1.0 MI

NOTES

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## GREG ALVARADO

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GREGA@ATPROPERTIES.COM

HIGH STANDARDS/HIGH ACHIEVEMENT

