

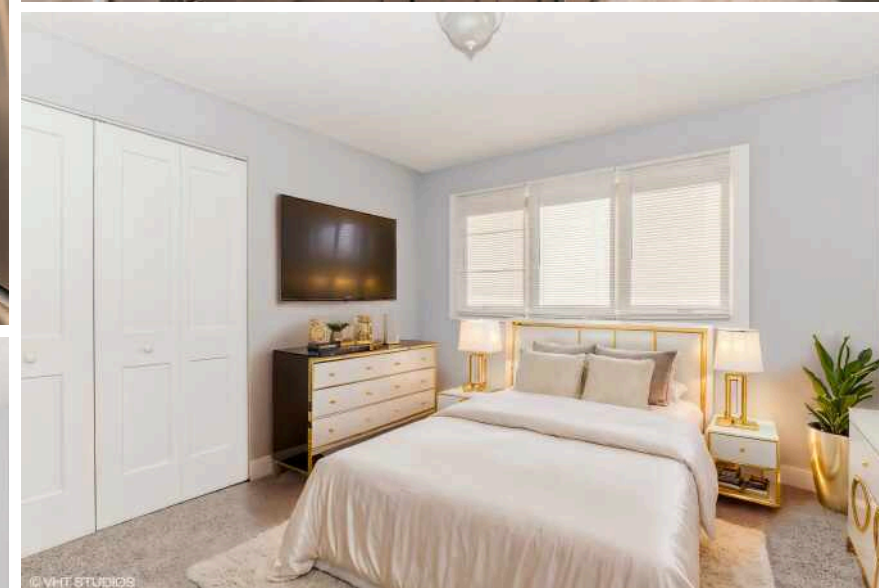
9708 S NOTTINGHAM AVENUE #2F
CHICAGO RIDGE





Beautifully Updated 2-Bedroom Condo in Chicago Ridge! Welcome to this immaculate, well lit 2-bedroom, 1-bath condo, offering a spacious open floor plan and in-unit laundry for your convenience! The modern, updated kitchen overlooks the bright and airy living/dining room, perfect for entertaining or relaxing at home. Both bedrooms feature new carpet and fresh paint and trim. This unit boasts plenty of closet space and includes one exterior parking space. Additionally, the current owner has rented a garage space for years at an affordable rate-a great perk! Conveniently located near the commuter train, bus routes, shopping centers, and major expressways, this condo is ideal for those on the go. Please note: The property is being sold as-is and is available for cash purchase only. Don't miss out on this fantastic opportunity!

2 BEDROOM
1 BATH
TAXES: \$498
ASSESSMENTS: \$218 / MONTH







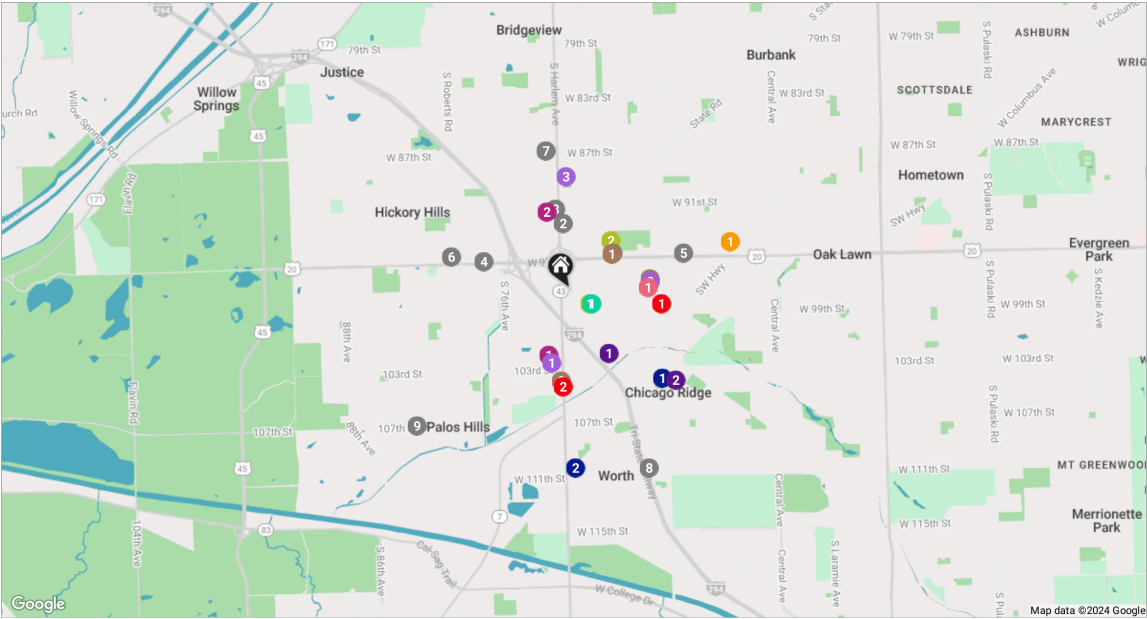
CHICAGO RIDGE IS KNOWN FOR CELEBRATING ITS RESIDENTS.

Among the village’s many community programs are Lunch with a Cop, which is designed to enhance the relationship between police officers and children; various school programs to engage the community’s youth; summer activities offered by the Chicago Ridge Park District; and an Honor Wall that recognizes residents who serve in the military.

Chicago Ridge is also home to one of the area’s most anticipated summer traditions: RidgeFest. The annual event brings delicious food from restaurant row, live entertainment, and hand-crafted items from local merchants. Voted “Best Neighborhood Festival” by the Daily Southtown, it’s a favorite gathering among locals and visitors alike.

Those looking to tap into their competitive side should look no further than the nearby Stony Creek Golf Course or Ball Fore, where they can play a game of miniature golf or hit the batting cages. Meanwhile, those in search of shopping and entertainment have plenty of options at the Chicago Ridge Mall, which features more than 130 stores, restaurants, and a movie theater.

Real estate in Chicago Ridge consists of single-family homes, townhomes, and condominiums. With a train station along Metra’s SouthWest Service line, the village offers easy access to downtown Chicago and surrounding suburbs.



RESTAURANTS

- 1 Little Caesars Pizza
6764 WEST 95TH STREET, 0.5 MI
- 2 Culver's
9229 SOUTH HARLEM AVENUE, 0.6 MI
- 3 The Patio - Bridgeview
9100 SOUTH HARLEM AVENUE, 0.8 MI
- 4 Prime Time Restaurant
7750 95TH STREET, 0.9 MI
- 5 Chipotle Mexican Grill
6230 WEST 95TH STREET, 1.1 MI
- 6 The Pit Rib House
9430 SOUTH ROBERTS ROAD, 1.2 MI
- 7 Al Bawadi Grill
7216 WEST 87TH STREET, 1.3 MI
- 8 Krapil's Steakhouse & Patio
6600 WEST 111TH STREET, 1.8 MI
- 9 Valley Inn Restaurant
8300 WEST 107TH STREET, 1.9 MI

COFFEE

- 1 Starbucks
6768 WEST 95TH STREET, 0.5 MI
- 2 Gloria Jean's Coffees
221 CHICAGO RIDGE MALL F-4, 0.7 MI
- 3 Dunkin'
10340 SOUTH HARLEM AVENUE, 0.8 MI

SHOPPING

- 1 Walmart
10260 SOUTH HARLEM AVENUE, 0.6 MI
- 2 Menards
9140 SOUTH HARLEM AVENUE, 0.8 MI

GROCERY

- 1 Pete's Fresh Market #11 - Bridgeview
10280 SOUTH HARLEM AVENUE, 0.7 MI
- 2 ALDI
9640 RIDGELAND AVENUE, 0.7 MI

Shop & Save Market

8847 SOUTH HARLEM AVENUE, 1.1 MI

GYM

- 1 Frontier Park Field House
9807 SAYRE AVENUE, 0.2 MI
- 2 Oak Lawn Park District Community Pavilion
9401 OAK PARK AVENUE, 0.6 MI

MEDICAL

- 1 Chicago Ridge Medical Center
9830 SOUTH RIDGELAND AVENUE, 0.8 MI
- 2 Palos Healthcare Center
10384 SOUTH HARLEM AVENUE, 0.9 MI

SCHOOLS

- 1 Oak Lawn Community High School
9400 SOUTHWEST HIGHWAY, 1.6 MI

ENTERTAINMENT

- 1 Chicago Ridge Mall
444 RIDGELAND AVENUE, 0.7 MI

TRANSIT

- 1 Chicago Ridge
METRA - SOUTHWEST SERVICE, 1.2 MI
- 2 Worth
METRA - SOUTHWEST SERVICE, 1.6 MI

PARKS

- 1 Chicago Ridge Park District
SOUTHWEST SUBURBS, 0.2 MI

SERVICES

- 1 Chicago Ridge Fire Department
10063 VIRGINIA AVENUE, 0.7 MI
- 2 Chicago Ridge Public Library
10400 OXFORD AVENUE, 1.3 MI

NOTES



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