

# Residential Income - Chicago, IL



## 4636 N Leavitt Street, Chicago, IL, 60625

Offered at \$1,225,000

"Heart of Lincoln Square all brick 4 unit building on a corner lot! Three 2B/1Bath's and One large 1B/1Bath + Den. Units recently improved/updated(2015). Recent building and unit improvements include: New roof including underlayment and sheathing, stainless steel appliances in most units, up to code exterior stairs and decks, tuckpointing, central air/furnaces, water heaters, 2 units have W/D, additional washer and dryer in the basement is shared by the two smaller units. Enclosed courtyard, All brick three car garage plus tandem exterior parking generates approximately \$400 per month. All units are separately metered for gas/electric. Building and unit electric has been updated. Most of the in unit plumbing has been updated. Clean dry basement has 4 storage lockers and room for bikes. All units have long term rental histories averaging 3 plus years. Located two blocks from the central business district. 3 min walk to shopping, restaurants community centers and Brown Line, make this building a premium for renters, rare find and fantastic investment! \*Summary and ROI included in Additional Information.

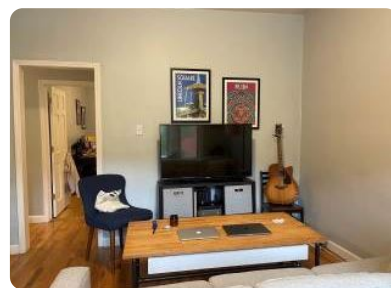
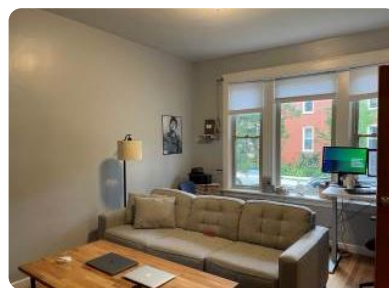
7 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.09 acre (lot size)

Built: 1906



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