



Chicagoland2to4Flats.info



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(and, remember, you can always find us at www.Chicagoland2to4Flats.info)

2221 Addison



We are pleased to present a classic, brick 3-flat built in 1919 in beautiful Roscoe Village, an extra-large building on an extra wide lot.

You'll get a NEW owner's unit, \$5,000 a month in rent potential, and 'great bones' to boot!

a classic brick 3-flat built in 1919...

- Each of the upper units are 1544 sq ft in size (3 bdrm / 1bath).
- Even the basement apartment, which is legal, has 3 bedrooms.



...an extra-wide, full depth building on a 30' lot...

- There is an elegance unique to an extra wide building.
- With extra large living rooms and dining rooms and lots of light.

...with a NEW, 1st floor, high-end owner's unit...

- That has a decorative fireplace, gleaming hardwood, and stained glass windows.
- Your master bedroom / sitting room combo has lots of closet space.
- And there's a new kitchen and bath (w/ granite and stainless GE profile appliances, and 42" cabinets), and in-unit washer/dryer as well...



... \$5,000.00/mo total rental value...

- The top apartments (3 bdrm/1 bth) rent with parking for **\$1850/mo.**
- The legal garden s(recently redone w/ central air) commands **\$1300/mo.**

... and 'great bones,' to boot!

- New tear-off rubber roof ('07)
- New high-end windows ('05)
- New, 90% efficiency Rheem Criterion furnaces ('05)
- Central Air added for 2nd fl and garden in '05
- New 200 amp electric serv w/ internal wiring updated ('06)
- New plumbing with extra large supply line from the street and new copper for the verticals and horizontals ('06)
- New rear porch ('05)
- Newly sided 2½ car garage ('08)

Floor Plan

Each of the main floors is 1544 sq ft in size. What are RED ARROWS? Our Virtual Tour is INTERACTIVE—you can click on an arrow and see a picture of that room open up. Please note the bedrooms we circled: You could take the unit as is – or you could ask the owner to have those two bedrooms combined to create an extra-large master bedroom.

