



**Two to Four Units**  
 Status: **NEW**  
 Area: **8015**  
 Address: **3521 N Keating Ave , Chicago, IL 60641**

MLS #: **12009517**  
 List Date: **03/27/2024**  
 List Dt Rec: **03/27/2024**

List Price: **\$390,000**  
 Orig List Price: **\$390,000**  
 Sold Price:  
 Contingency  
 Flag:

Directions: **From 90/94 Kennedy Expressway head west on Addison, turn south on Keating Ave.**

Sold by:  
 Closed:

Contract:

Mkt. Time (Lst./1/1  
 Tot.):

Off Mkt:  
 Year Built: **1906**  
 Dimensions: **38' X 180'**  
 Ownership: **Fee Simple**  
 Corp Limits: **Chicago**  
 Coordinates: **N:3600 W:4700**  
 Acreage:

Financing:  
 Bt Before 78: **Yes**

Concessions:  
 Contingency:  
 County: **Cook**  
 Model:  
 Parking: **Exterior Space(s)**  
 # Spaces: **Ext:5**  
 Parking Incl.  
 In Price:  
 3 BR Unit: **No**  
 Zoning:  
 Waterfront: **No**

Total Rooms: **13**

Subdivision:  
 Township: **Jefferson**

Total Units: **2**

Total Baths: **2/1**  
 (Full/Half):

Basement: **Full**

Utility Costs:  
 Mobility Score: - **?**

Remarks: **Portage Park / Six Corners two flat on huge oversized Chicago lot. Parcel is estimated as 38 x 180 for 6,840sf so it's over double the size of the standard lot. Bring your ideas for development of a new multi-unit, townhomes or wonderful single family with enormous suburban size yard. Property is walking distance from Kilbourn Park and Tony's Fresh Market. Nearby Grayland Metra stop for easy access to downtown. #152 Addison St and #54 Cicero Ave buses within a block. Scammon Elementary School less than 1 mile away. RS-3 zoning**

**School Data**  
 Elementary: **Scammon (299)**  
 Junior High: **(299)**  
 High School: **Schurz (299)**

**Taxes/Assessments**  
 PIN: **13223010080000**  
 Mult PINs:  
 Tax Amount: **\$6,460**  
 Tax Year: **2021**  
 Exemptions:  
 Special Assessments: **No**  
 Special Service Area: **No**

**Financial Info**  
 Total Rental Income:  
 Net Operating Income:  
 Gross Income:  
 Other Income:

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		7	2	1/1		695	695	M-M
Unit #2	2		6	2	1/0		0	0	NA
Unit #3					/				
Unit #4					/				

Age: **100+ Years**  
 Type-Multi Unit: **2 Flat**  
 Style:  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Ext. Bldg. Type: **Vinyl Siding**  
 Lot Size: **Less Than .25 Acre**  
 Lot Size Source:  
 Lot Desc:  
 Roof:  
 Foundation:  
 Extst Bas/Fnd:  
 Ext Prop Feats:  
 Conversion:  
 Deconversion:  
 ReList:

Garage Ownership:  
 Garage On Site:  
 Garage Type:  
 Garage Details:  
 Parking Ownership:  
 Parking On Site: **Yes**  
 Parking Details:  
 Appliances/Features (1): **Stove, Refrigerator**  
 Appliances/Features (2): **Stove, Refrigerator**  
 Appliances/Features (3):  
 Appliances/Features (4):  
 Bath Amn:  
 Basement Details: **Unfinished**  
 Additional Rooms:  
 Building Unit Info:

Tenant Type:  
 Tenant Pays (1): **Electric**  
 Tenant Pays (2): **None**  
 Tenant Pays (3):  
 Tenant Pays (4):  
 Water: **Lake Michigan**  
 Sewer: **Sewer-Public**  
 Heating: **Gas**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Srce:  
 Green Feats:  
 Possession: **Closing**  
 Sale Terms:

Janitor Expense (\$/src): /	Fuel Expense (\$/src): /	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): //	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /

**Broker Private Remarks:**

Internet Listing: **Yes**  
 VOW AVM: **No**  
 Listing Type: **Exclusive Right to Sell**  
 Buyer Ag. Comp.: **2.5% - \$495 (% of Net Sale Price) ?**  
 Showing Inst: **Call Agent for Showings**  
 Owner: **Owner of Record**  
 Broker: **ANOVITZ ASSOCIATES INC (87816) / (312) 372-3224**  
 List Broker: **Aaron Anovitz (899922) / aaron@anovitz.com**  
 CoList Broker:

Remarks on Internet?: **No**  
 VOW Comments/Reviews: **No**  
 Holds Earnest Money: **No**  
 Additional Sales Information: **None**  
 Cont. to Show?:  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Expiration Date: **02/28/2025**  
 Broker Notices:  
 Broker Owned/Interest: **No**

More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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Prepared By: Aaron Anovitz | ANOVITZ ASSOCIATES INC | 03/27/2024 03:00 PM