

FIRST IN REALTY

INCORPORATED



**2409 W. 104th Street
Chicago, IL**

773.779.3473

www.firstinrealty.com



**Mark
Mielnicki**

**Dan
Poole**

**Bob
Fleckenstein**

**Mark
Madera**

**Sarah
Malburg**



**Robert
Alessi**

**Monica
Fox**

**Lucas
Winter**

**Maureen
Mulchrone-
Griffin**

**David
Gonsch**



**Brittany
Villalobos**

**Mia
Quaid**

**Brian
Quaid**

**Tom
Browne**

**Brendan
Ferguson**



MULTI-FAMILY INVESTMENT

- Well-maintained brick 3-unit building with three spacious, updated rentals
- Each unit offers 3 bed/1 bath, plus non-conforming living space in the basement
- Individual HVAC for each unit
- Prime Beverly rental market location blending classic charm with modern amenities



TIMELESS & CHARMING

- Main floor primary suite with vaulted ceilings, en-suite bath, and shower wired for steam
- Updated kitchen and bathrooms throughout, plus a living room with fireplace and built-in entertainment/speaker wiring
- Two spacious porches, a new deck/patio, dog run, and incredible outdoor space
- Tankless water heater, newer HVAC, and most windows replaced with transferable warranty
- Major sewer/drain upgrades including PVC, drain tile system, and clean-outs



MOVE-IN READY

- Charming brick ranch in the heart of Evergreen Park with 2 bedrooms and 1 updated bath.
- Open-concept kitchen and living area with white cabinetry, stainless steel appliances, and modern LVP flooring.
- Oversized 122.5 x 48.6 lot with a spacious backyard, large deck, and plenty of room to entertain.
- Detached 2-car garage plus extra-wide concrete driveway for added parking and storage.
- Located near top Evergreen Park school districts 124 & 231, shopping, dining, public transportation, and expressways.



COZY CONDO

- First-floor, handicap-accessible 2-bed, 2-bath condo (~1,600 SF) in Orland Park's Preserves of Marley Creek.
- Open layout with eat-in kitchen, separate dining area, and living room with a gas fireplace.
- Spacious primary suite plus a second bedroom and full bath for guests or a home office.
- 1-car garage included; close to shopping, dining, and parks.



BRICK RANCH

- Solid brick 2-bedroom, 1-bath ranch on an oversized lot
- Layout offers potential to convert back to 3 bedrooms
- Detached 1-car garage plus room to expand
- Estate sale, sold as-is — great value for buyers or investors



MIXED USE INVESTMENT

- 3,050 SF two-unit mixed-use building on busy 95th Street corridor
- +/-1,650 SF ground-floor retail/office paired with a remodeled 3BR/1BA residential unit above
- Flexi-core construction delivers excellent soundproofing between commercial and residential levels
- On-site parking for 4-7 vehicles, plus additional municipal/street parking