



Two to Four Units

Status: **CLSD** MLS #: **12633116** List Price: **\$650,000**
 Area: **8014** List Date: **04/28/2026** Orig List Price: **\$650,000**
 Address: **4947 N Troy St , Chicago, IL 60625** Sold Price: **\$650,000**
 Directions: **ARGYLE TO TROY, SOUTH ON TROY. TROY RUNS ONE WAY SOUTH AND IS 1 BLOCK EAST OF KEDZIE** Contingency Flag:
 Sold by: **Jacqueline Henriquez (889362) / Coldwell Banker Realty (12660)**
 Closed: **05/29/2026** Contract: **05/05/2026** Mkt. Time (Lst./Tot.): **8/8**
 Off Mkt: **05/05/2026** Financing: **Conventional** Concessions:
 Year Built: **1917** Blt Before 78: **Yes** Contingency:
 Dimensions: **30X125** County: **Cook**
 Ownership: **Fee Simple** Subdivision: Model:
 Corp Limits: **Chicago** Township: **Jefferson** Parking: **Garage**
 Coordinates: **N:4947 W:3150** # Spaces: **Gar:2**

Acreage: Total Units: **2** Parking Incl. In Price:
 Total Rooms: **6** Total Baths: **3/0** 3 BR Unit: **Yes**
 (Full/Half):
 Basement: **Full** Zoning:
 Waterfront: **No** Water View: **No**
 Utility Costs:

Remarks: **Exceptional opportunity on a desirable Albany Park street. This updated property offers 2 well appointed and updated 3bed 1 bath units updated in 2022 and an additional basement living space . New Electric, New plumbing, All New Lintels. Ideally located in the heart of Albany Park, with easy access to some of the neighborhood's most beloved green spaces, including nearby parks along the Chicago River, perfect for walking, biking, and outdoor recreation. Close proximity to Horner Park and Eugene Field Park, both offering expansive fields, playgrounds, and seasonal programming.**

School Data		Taxes/Assessments		Financial Info	
Elementary: (299)	PIN: 13123100040000			Total Rental Income: \$4,950	
Junior High: (299)	Mult PINs:			Net Operating Income:	
High School: (299)	Tax Amount: \$10,078.90			Gross Income: \$4,950	
	Tax Year: 2024			Other Income:	
	Exemptions: None				
	Special Assessments: No				
	Special Service Area: No				

	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		6	3	1/0	None	0	2050	04/27
Unit #2	2		7	3	1/0	None	0	1800	03/27
Unit #3					/				
Unit #4					/				

Age: 100+ Years, Rehab in 2022	Garage Ownership: Owned	Tenancy Type: Leases, Month To Month
Type: Multi Unit: 2 Flat	Garage On Site: Yes	Tenant Pays (1): Electric
Style:	Garage Type: Detached	Tenant Pays (2): Electric
Const Opts:	Garage Details: Garage Door Opener(s)	Tenant Pays (3):
General Info: None	Parking Ownership:	Tenant Pays (4):
Amenities:	Parking On Site:	Water: Lake Michigan
Ext. Bldg. Type: Brick	Parking Details:	Sewer: Sewer-Public
Lot Size: Standard Chicago Lot	Appliances/Features (1): Stove, Refrigerator, Dishwasher	Heating: Hot Water/Steam
Lot Size Source:	Appliances/Features (2): Stove, Refrigerator, Dishwasher	Equipment:
Lot Desc:	Appliances/Features (3):	HERS Index Score:
Roof:	Appliances/Features (4):	Green Disc:
Foundation:	Bath Amn:	Green Rating Srce:
Exst Bas/Fnd:	Basement Details: Partially Finished	Green Feats:
Ext Prop Feats:	Additional Rooms:	Possession: Tenant's Rights
Conversion:	Building Unit Info:	Sale Terms: Conventional
Deconversion:		
Relist:		

Janitor Expense (\$/src): /	Fuel Expense (\$/src): \$400/	Electricity Expense (\$/src): /
Water Expense (\$/src): /	Trash Expense (\$/src/yr): //	Insurance Expense (\$/src): /
Repairs/Decor Expense (\$/src): /	Manager Expense (\$/src): /	Other Expense (\$/src): /
Operating Expense Includes:		

Broker Private Remarks: **NEITHER OWNER NOR BROKER REPRESENT THAT THE BASEMENT IS A LEGAL UNIT. First Showings Saturday May 2nd 1-2:30pm .Not before ! 24 hrs min notice for showings 48 Hrs preferred. After The weekend Next showing block will be Wednesday May 6th 4:30pm - 6:30pm**

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Does seller agree to display online / Comments on IDX? : Yes / No	Holds Earnest Money: No	
Listing Type: Exclusive Right to Sell	Expiration Date: 08/31/2026	
Additional Sales Information: None	Cont. to Show?:	Broker Notices:
Showing Inst: email or text listing agent DO NOT USE SHOWING TIME		
Owner: OWNER OF RECORD	Ph #:	Broker Owned/Interest: No
Broker: Hunter Properties, Inc. (12441) / (773) 477-7070		
List Broker: Christopher Crumlish (162742) / (312) 731-0151 / cbradfordcrumlish@gmail.com		
CoList Broker:		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.