

FACT SHEET: 2504 W Balmoral Ave Unit 1D

# of Beds:	2	# of Baths:	2
Building # of units:	12	Year Built:	UNK

Current Reserves:

\$19,647 (as of 2026)

Rental Restrictions:

Minimum lease term of 1 year

Number of Units Rented:

Approximately 3 out of 12 units

Special Assessments:

None

Parking:

Street parking or rental options nearby

Storage:

Storage assignment is #1D

Amenities / Floor:

N/A

Transportation:

Approximately a 6-block walk to the Brown Line
CTA bus stops nearby

School District:

- K-8: Jamieson
- 9-12: Mather High School

Assessments (2026):

\$482.82 per month

Includes: Water, Common Insurance, Exterior Maintenance, Lawn Care, Scavenger, and Snow Removal

Property Management:

Lidia Schahczinski

Resale Department Director

📞 (312) 466-8100 ext. 967

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