

1430 W. Berwyn Ave.  
**HISTORIC GREYSTONE**



## A RARE OPPORTUNITY

The Castle on Berwyn, an Andersonville neighborhood icon, is on the market after four decades under one family's ownership. An extraordinary opportunity to own one of Andersonville's significant Greystones. Built in 1904 by architect George Pfeiffer, this multi-family property sits on a 50' by 125' lot, surrounded by greenery and a 100-year old Elm tree. Ideal for a grand SF conversion or maintain as a 2 or 3 flat with rental income. 1st floor unit has 3 bedrooms, 1 bath; 2<sup>nd</sup> floor and lower level each have 2 bedrooms, 1 bath. The building maintains its historic charm and integrity – inside and out. Original oak floors, stunning millwork, built-in hutches, original stained glass, and an original decorative fireplace. A half block to the heart of Andersonville's shops, restaurants and entertainment. Sold "As-Is." Zoned RS-3.

# 1430 W. Berwyn Avenue | Andersonville



## Offered at \$1,195,000

Multi-unit building with three apartments.

- Parcel: 50' x 125' Lot
- Built: 1904
- Building: Approximately 4000 sq. ft. of interior space.
- 2018 Taxes: \$14,533.71
- Radiator / Boiler Heat
- Basement < 3' Below Grade / Full, Walkout
- Zoned RS-3

Eligible for landmark status. Possible landmark incentives include;

- Property Tax Assessment Freeze
- 20% Federal Rehabilitation Tax Credit
- Illinois Preservation Tax Credit

## A Brief History

The original owner Christian Christensen, a Danish immigrant, migrated to Chicago in 1871. He worked as a whole-sale liquor distributor and bought the lot at what today is 1430 West Berwyn Avenue in 1895. In 1904, he hired architect George L. Pfeiffer to design a 2-story building. He lived in the property with his wife Emma for 10 years before selling it.

George L. Pfeiffer, a German-born and –trained architect began practicing in Chicago in 1893 as a staff architect for the German Commission at the World's Columbian Exposition. During the next 17 years, he designed scores of buildings in Chicago. In 1910, he moved to Miami, Florida where his practice flourished and where he is regarded as a prominent historic architect.

**For more information contact Keith Goad - 773.750.5201 - [KGoad@bhhschicago.com](mailto:KGoad@bhhschicago.com)**