

PROPERTY DETAILS

310 S MICHIGAN AVE #1713



Building Management	Metropolitan Tower, 310 S Michigan Ave
Year Built	Habitat Mike Downs & Allison Brazinsky - (312) 944-9111
Exterior Units	1924 - historic Graham Anderson Probst & White
% Owner Occupancy	Bedford Limestone -pyramid top with blue "beehive" beacon
Rentals	240
Reserves	75%
HVAC	No rental cap minimum lease of 6 months
Taxes	\$4,212,000 (10/25)
Tax Exemptions	4 pipe heating/cooling controlled by owners
PIN	\$6,457 (2024)
Assessments	No - this has been most recently used as an in-town by the owners
Special Assessments	17-15-107-078-1410
Amenities	\$544.41 HOA + \$88.36 TV/internet + \$233.98 (reserve fund) = \$867
Assessments Includes	None
Parking	24 Hour Door Staff, huge exercise room, whirlpool, sauna (7), Business center (7), Community rooms (23,22) renovated 2025 with 2 kitchens, New sundeck with grills, dining tables, lounge chairs and herb garden opening 2026 (23), Bikes are stored in garage, onsite manager (7), Amazon Lockers, Onsite dry cleaners
Capital Improvement Plan	Heat, Air Conditioning, Water, Gas, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Exterior Maintenance, Scavenger, Snow Removal, Wi-Fi, Internet Access
Pets	Spaces for lease in attached heated garage from other owners
Community	The building has been well-run with recent capital improvements requiring no special assessments.
Transportation	Pet-friendly building - 2 pets (dog/cat) per unit- 80# limit
	Residents are encouraged to participate in the decision-making processes, not just by attending board meetings, but by serving on commissions that recommend special projects. Monthly hospitality gatherings, holiday events, and childrens events occur regularly.
	Easy access to all parts of the city - multiple buses stop across the street (north and southbound); red & brown line trains within 2 blocks and blue line is 4 blocks west.

• Information has been deemed reliable but is not guaranteed.