

2831 S. Troy St., Chicago, IL

**\$70,000**



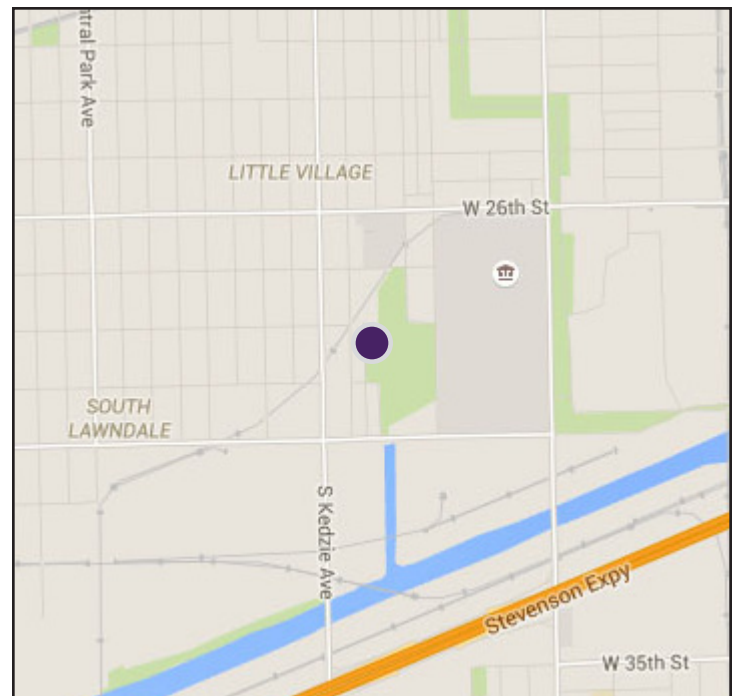
## Property Highlights

- 4,166 SF development site
- Potential to develop a new single family home
- Can be developed for day care
- Graded & ready for development
- All utilities available to site
- On largely residential block
- Lot backs onto La Villita Park
- Close to retail on 26th and Kedzie
- Close to several schools
- Maximum FAR: 0.65
- Part of Little Village East TIF
- Zoning: RS-2
- Taxes (2017): \$942

## Property Overview

This 4,166 square foot site can potentially be developed as a single family home or as a day care. The site is graded and ready for development with all utilities available to the site. On a largely residential block, the property is a short distance away from schools and shopping along Kedzie and 26th St. The lot backs onto La Villita Park, making this a great opportunity for a family to build their dream home.

Little Village is a neighborhood on the southwest side of Chicago with a strong Hispanic and Mexican community. Nearby Kedzie and 26th St. are major thoroughfares for the neighborhood with a significant number of shops, restaurants and businesses.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	55,848	315,003	965,191
Households	11,802	89,007	325,526
Median Income	\$31,311	\$33,522	\$42,541

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