



2251 S Troy Street Chicago, IL 60623

THE PERFECT COMMERCIAL
REAL ESTATE CHOICE

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2251 S Troy Street, Chicago, IL 60623

For Sale \$250,000

EXECUTIVE SUMMARY

- 6300 sq ft lot with RT4 zoning
- 9800 sq ft existing building on two floors
- No basement
- Side drive with an old loading dock
- One block from Cermak Rd
- 3/4 mile to the Pink Line Cermak/California Stop

PROPERTY DESCRIPTION

Property Type: Development

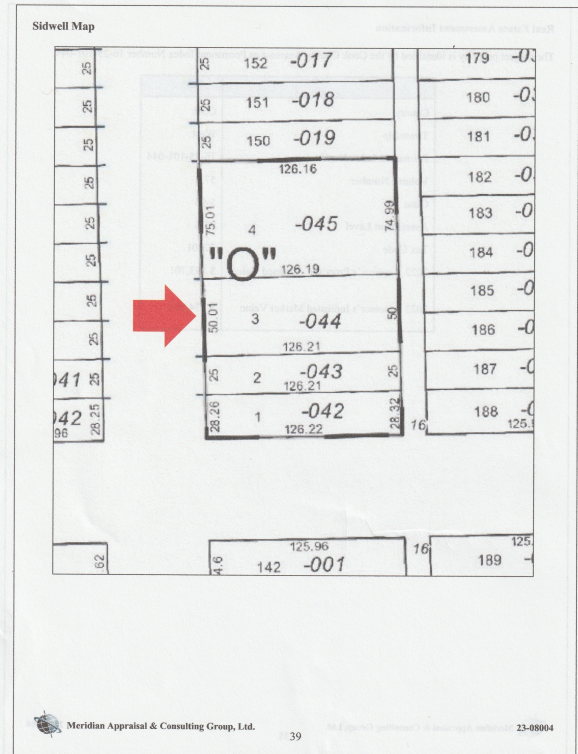
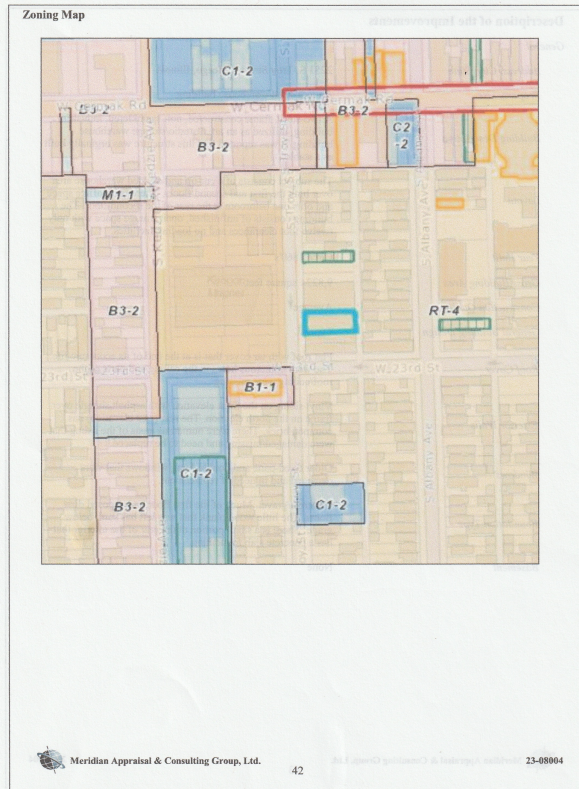
Building Size: 9800 SQ FT

Floor Size: 4800

Stories: 2



Area map



Prime development opportunity with RT4 zoning. Lot is 6300 sq ft building is 9800 sq ft. Approx 50 X 126 per floor. Originally built as a wood working shop, it has recently been used as an artist's work/live space with high ceilings up to 15'. Property is being sold AS IS. Building is Dry: no water or sewer. The building needs to be completely gut rehabbed, including leveling and pouring new concrete on the first floor, providing new sewer and water to the building from the street, and replacing all the siding and windows. Has a 400 AMP electrical service and a 8' wide side driveway. The second floor has two additional studio spaces as well as a living space.



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