



Duplex/Development Site in the NEW SB 79 Tier-2 Zone



**1140 N CHICAGO ST
LOS ANGELES, CA 90033**

Property Highlights

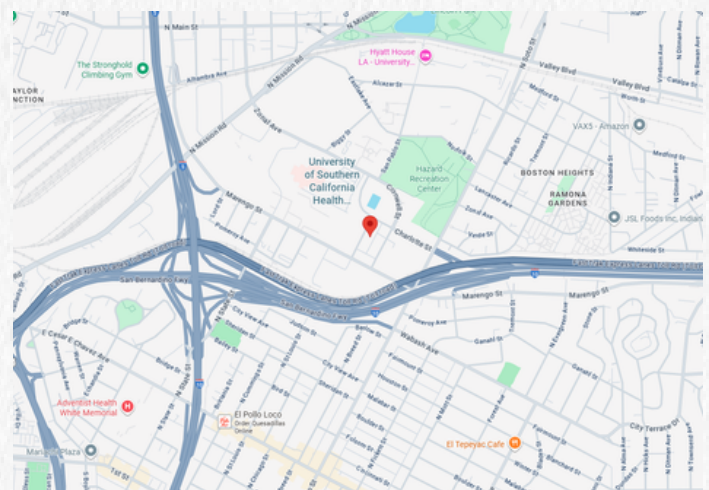
This prime **5,758 sq ft covered land** on Chicago St North, Los Angeles, presents a **rare opportunity** for developers, investors, and/or owner-users. Situated in a **high-demand area**, the property offers strong development potential in a rapidly growing neighborhood. Property is currently occupied with low paying tenants. Lot does have alley access.

Located right across the the street from **USC Health Sciences Campus** and the Los Angeles General Medical Center in the East LA/Boyle Heights submarket. The site benefits from excellent accessibility right outside DTLA. Its strategic position, now amplified with being in the new **SB 79 Tier-2** zone should allow for **considerable more density** on the site, buyer to verify.



Property Summary

PRICE	\$575,000
SQ. FT. (LOT)	5,758
PPSF (LOT)	\$99.86
ZONING:	LAR3 Tier 2 TOC
SQ. FT. (BLDG)	1,036
PPSF (BLDG)	\$555.01
APN:	5201-010-012
Year Built:	1923
Existing Units	2



RICK RAMIREZ
Senior VP

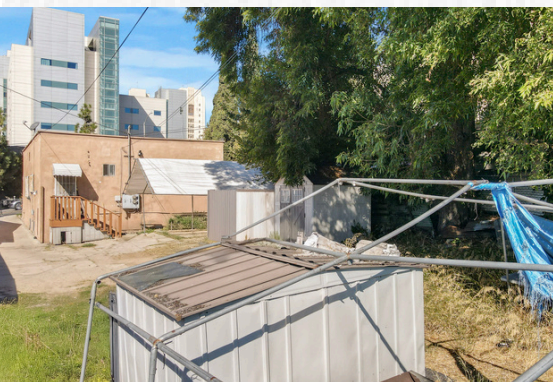
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