

# CHURCH PROPERTY FOR SALE

**0.80± ACRES | 22,160± TOTAL SF**

**FOUNDRY**  
COMMERCIAL



**10509 S TORRENCE AVE, CHICAGO, IL 60617**

**ASKING PRICE \$595,000**

## PROPERTY DESCRIPTION

Buildings include:

- Church/School Building
  - 16,330 ± SF
  - Sanctuary seats ±375 people
  - Lower Level Fellowship Hall holds ±100 people
  - The two-story school area has one classroom, offices and boys and girls washrooms on the first floor. The second floor has six classrooms, offices and a teacher's lounge with wet sink.
  - Building also includes a kitchen and a storage room
- Rectory
  - 5,830 ± SF
  - The main floor has six offices, two washrooms, a kitchen and a dining room.
  - The lower level has meeting rooms and a laundry room
  - The second floor has a living room, a shared bathroom/shower room and six bedrooms.
- Detached 3-Car Garage
- Foundry Commercial and Midwest Commercial Real Estate solely represent the seller in any transaction

<b>PARCEL IDS</b>	26-07-312-001 26-07-312-002 26-07-312-012
<b>COUNTY</b>	Cook
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	B3-1
<b># OF BUILDINGS</b>	2, Plus Garage
<b>TOTAL BUILDING SF</b>	22,160± SF
<b>ACREAGE</b>	0.80± AC
<b>PARKING</b>	40± Paved Spaces
<b>SEATING CAPACITY</b>	375±

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, CCIM, SIOR**  
Designated Managing Broker  
**407.540.7718**  
matt.messier@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

**LARRY HANLEY**  
Designated Managing Broker  
**630.584.3666**  
lkh@midwestcre.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

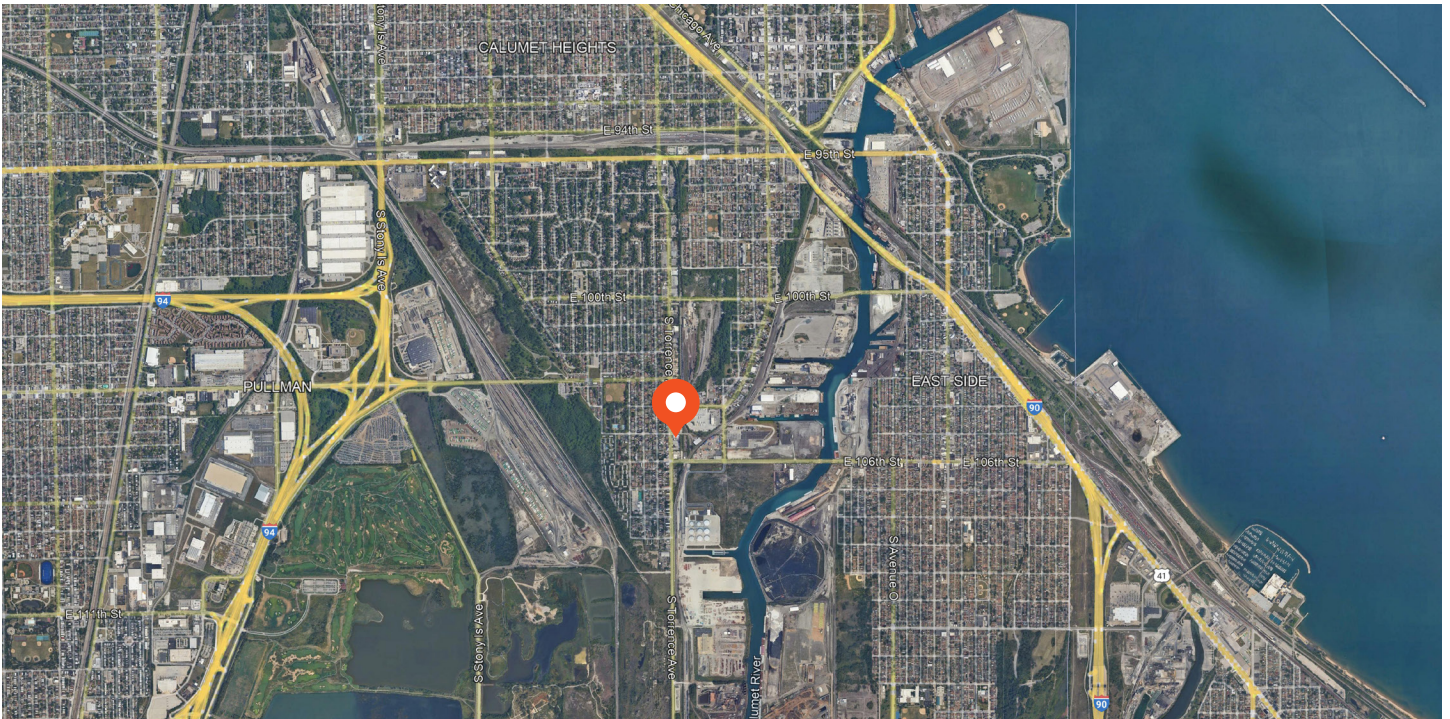


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## AERIAL & PROPERTY OUTLINE



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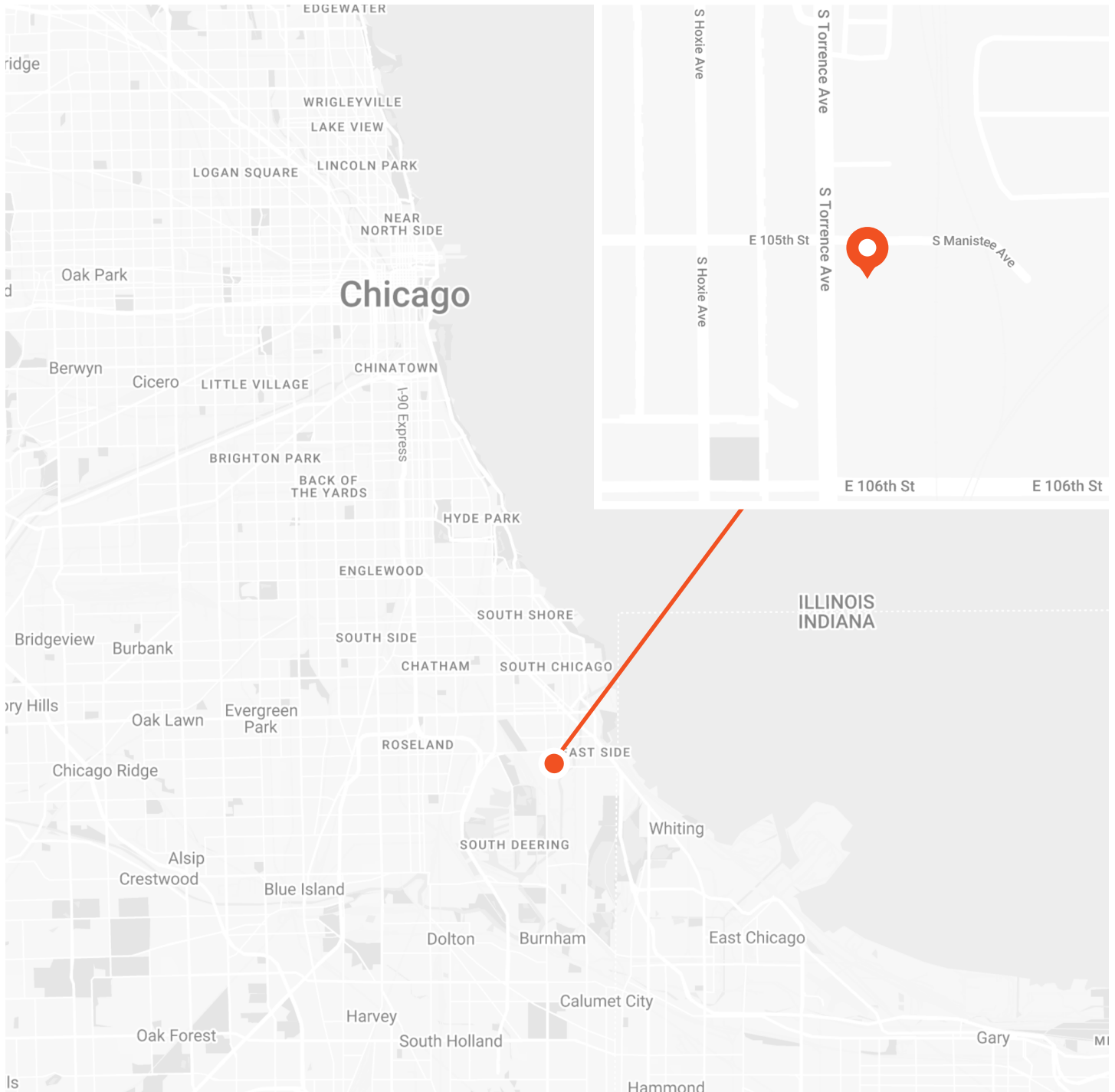


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## LOCATION



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## EXTERIOR PROPERTY PHOTOS



SIDE OF RECTORY BUILDING



RECTORY BUILDING FROM THE PARKING LOT



SIDE OF CHURCH BUILDING



SIDE OF CHURCH BUILDING

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## PROPERTY PHOTOS



FELLOWSHIP HALL



KITCHEN



CLASSROOM



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## PROPERTY PHOTOS



SANCTUARY FACING BACK



SANCTUARY FACING FRONT



RECTORY MEETING ROOM



RECTORY ROOM



RECTORY ROOM



RECTORY ROOM

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## 1 MILE RADIUS



10,561  
ESTIMATED POPULATION 2027



35.9  
MEDIAN AGE



\$113,799  
MEDIAN HOME VALUE 2022



1,124  
TOTAL EMPLOYEES

## 3 MILE RADIUS



99,228  
ESTIMATED POPULATION 2027



38.0  
MEDIAN AGE



\$148,628  
MEDIAN HOME VALUE 2022



26,668  
TOTAL EMPLOYEES

## 5 MILE RADIUS



315,174  
ESTIMATED POPULATION 2027



38.8  
MEDIAN AGE



\$152,063  
MEDIAN HOME VALUE 2022



72,224  
TOTAL EMPLOYEES

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