

CHURCH PROPERTY FOR SALE

18,577± TOTAL SF | 0.85± ACRES

FOUNDRY
COMMERCIAL



206 E 25TH ST, CHICAGO HEIGHTS, IL 60411

ASKING PRICE: \$745,000

PROPERTY DESCRIPTION

Buildings include:

- Church Building
 - Three ± 4,979 SF floors, including the basement level
 - Sanctuary seats 280± people with room for 30± in the balcony
 - Lower Level Fellowship Hall holds ±100 people
 - The upper floor is a school which has five classrooms, one office and boys and girls washrooms
 - Fellowship Hall includes a stage and a kitchen with a serving window
- Rectory
 - Two ± 1,820 SF floors and a basement that is not included in the overall square footage
 - The first floor has a dining room, living room and kitchen
 - The second floor has five bedrooms, a bathroom and a common room
- Detached 2-Car Garage

PARCEL IDS	32-28-119-018 32-28-119-041 32-28-119-042 32-28-115-040 32-28-115-039 32-28-115-041
COUNTY	Cook
CURRENT USE	Religious
ZONING	R-2
# OF BUILDINGS	2, Plus Garage
TOTAL BUILDING SF	18,577± SF
ACREAGE	0.85± AC
PARKING	55± Paved Spaces
SEATING CAPACITY	310±

FOR MORE INFORMATION, PLEASE CONTACT:

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

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IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
lkh@midwestcre.com



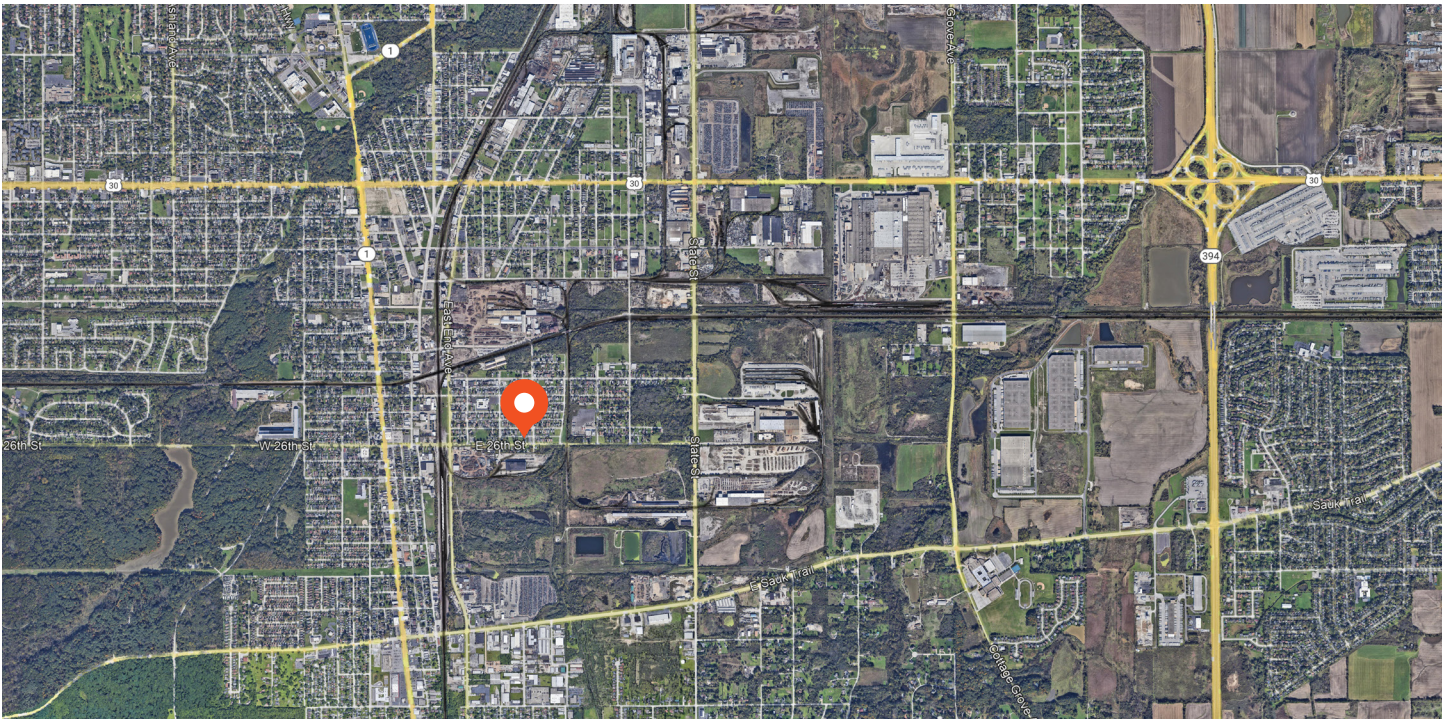
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AERIAL & PROPERTY OUTLINE



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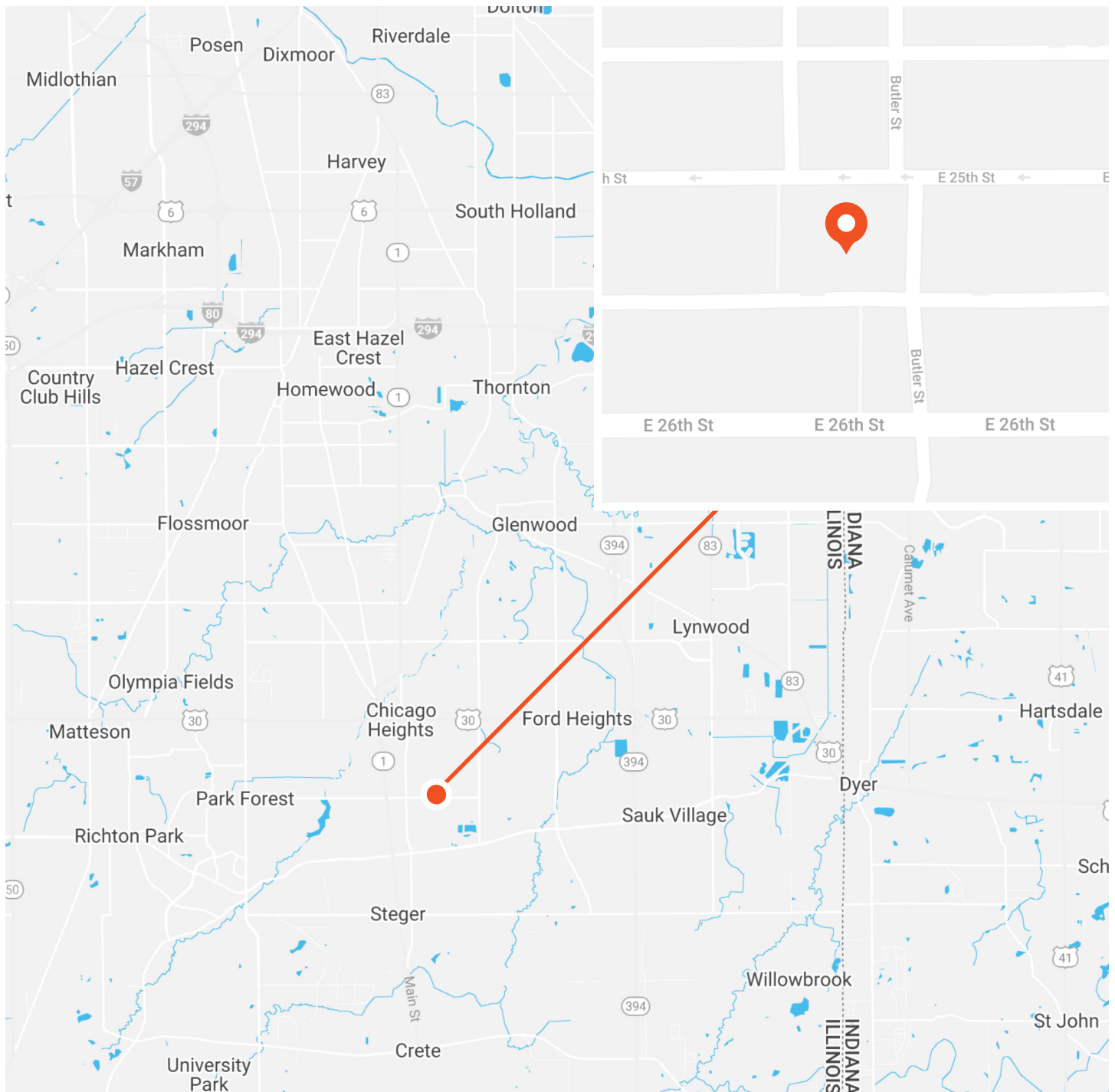
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EXTERIOR PROPERTY PHOTOS



FRONT OF CHURCH BUILDING



SIDE OF CHURCH BUILDING



SIDE OF CHURCH BUILDING



BACK OF CHURCH BUILDING



FRONT OF RECTORY



SIDE OF RECTORY

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PROPERTY PHOTOS



FELLOWSHIP HALL



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CLASSROOM



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HALLWAY



KITCHEN

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PROPERTY PHOTOS



SANCTUARY FACING BACK



SANCTUARY FACING FRONT



GARAGE



RECTORY KITCHEN



RECTORY ROOM



RECTORY ROOM

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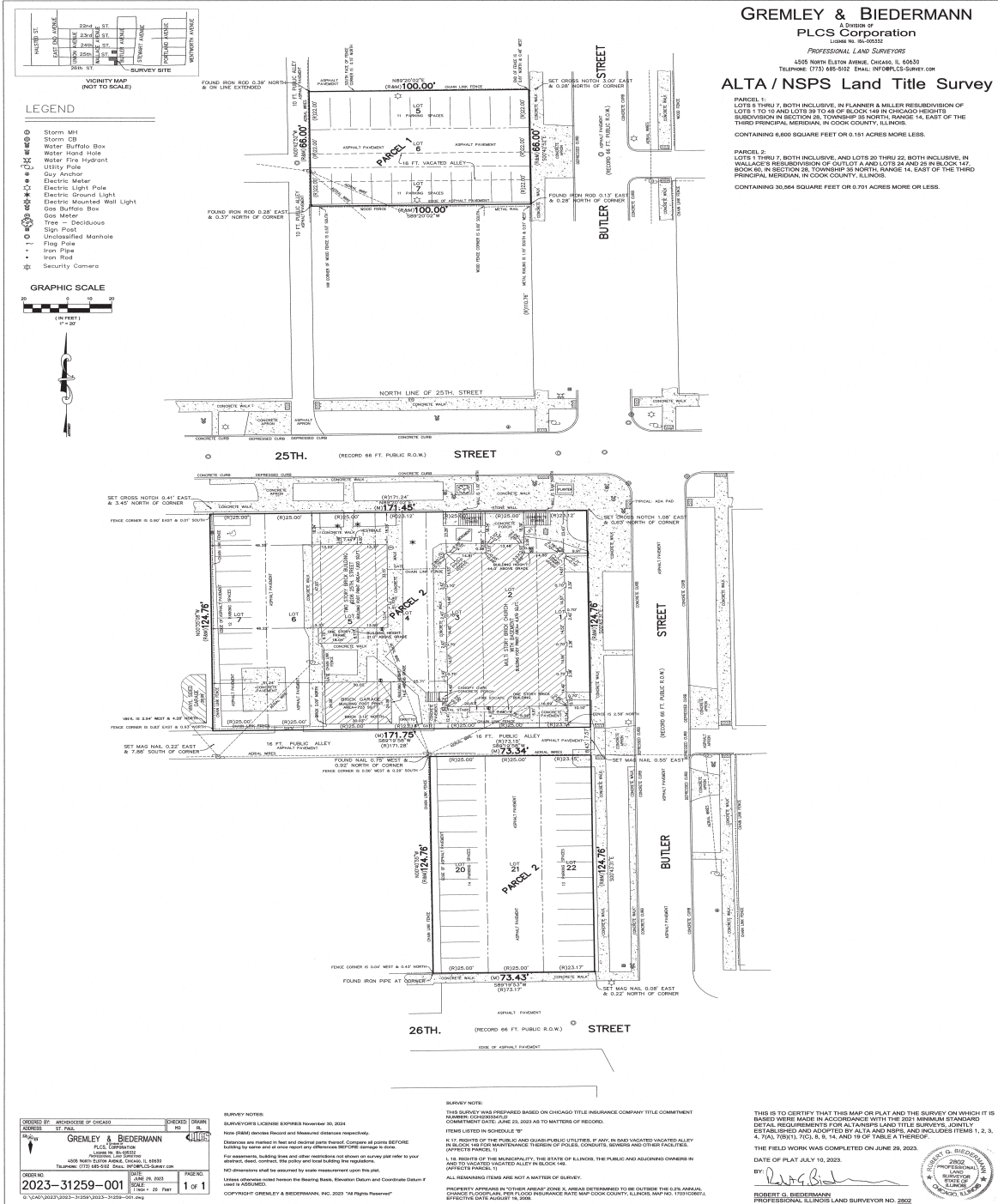


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SURVEY



GREMLEY & BIEDERMANN
 A DIVISION OF
PLCS Corporation
 PROFESSIONAL LAND SURVEYORS
 LICENSE NO. 0010312
 4200 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE (773) 485-9102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

PARCEL 1:
 LOTS 1 THRU 7, BOTH INCLUSIVE, IN FLANNERY & MILLER REVISION OF DIVISION OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 CONTAINING 6,600 SQUARE FEET OR 0.151 ACRES MORE OR LESS.

PARCEL 2:
 LOTS 8 THRU 17, BOTH INCLUSIVE, AND LOTS 20 THRU 22, BOTH INCLUSIVE, IN WALLACE'S REVISION OF OUTLOT A AND LOTS 24 AND 25 IN BLOCK 147, BLOCK 66, IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 CONTAINING 30,364 SQUARE FEET OR 0.711 ACRES MORE OR LESS.

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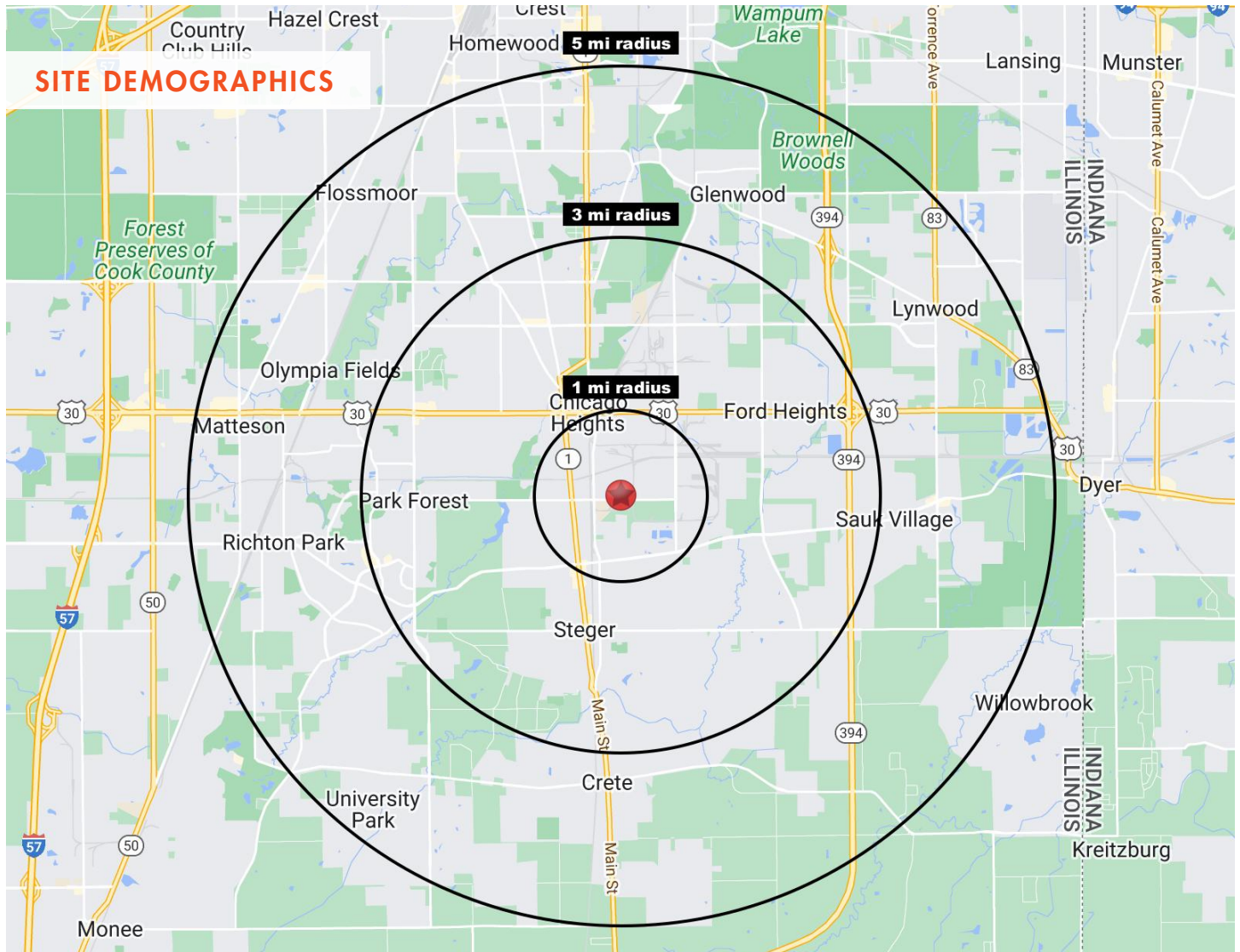
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1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
7,137 ESTIMATED POPULATION 2028	58,349 ESTIMATED POPULATION 2028	138,772 ESTIMATED POPULATION 2028
32.4 MEDIAN AGE	36.5 MEDIAN AGE	38.2 MEDIAN AGE
\$111,779 MEDIAN HOME VALUE 2023	\$137,776 MEDIAN HOME VALUE 2023	\$166,042 MEDIAN HOME VALUE 2023
3,444 TOTAL EMPLOYEES	20,050 TOTAL EMPLOYEES	42,700 TOTAL EMPLOYEES

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