

CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE  
**40,000 ± SF | 0.72 ± ACRES**

**FOUNDRY**  
COMMERCIAL



4300 N. HERMITAGE AVENUE, CHICAGO, IL 60613

**ASKING PRICE: \$4,995,000**

**PROPERTY DESCRIPTION**

- » 40,000± SF church/school building (inclusive of finished basement) and a 1,800± caretaker house
- » Building includes:
  - » Sanctuary seating capacity (600±), includes Casavant organ
  - » Chapel seating capacity (70±)
  - » Finished basement
  - » Large commercial kitchen and banquet hall with small stage
  - » Multiple classrooms/offices on three levels
  - » Gymnasium/Social Hall with full size stage
- » Caretaker House includes:
  - » 2 bedrooms and 1 bathroom
  - » Living room, dining area, kitchen
  - » HVAC system
- » Zoning: RS-3 - for detached single family homes and two-flats with a minimum lot area of 2,500 square feet
- » Located in the Ravenswood area, the property is two miles West of Lake Michigan, two blocks from Lake View High School, and 3.5± miles from Loyola University
- » Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction

<b>PARCEL IDS</b>	14-18-403-015, 14-18-403-016
<b>COUNTY</b>	Cook
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	RS-3 (Residential Single-Unit)
<b># OF BUILDINGS</b>	2
<b>TOTAL BUILDING SF</b>	40,000± SF
<b>ACREAGE</b>	0.72± AC
<b>PARKING</b>	12± spaces and street parking
<b>SANCTUARY SEATING CAPACITY</b>	600±

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



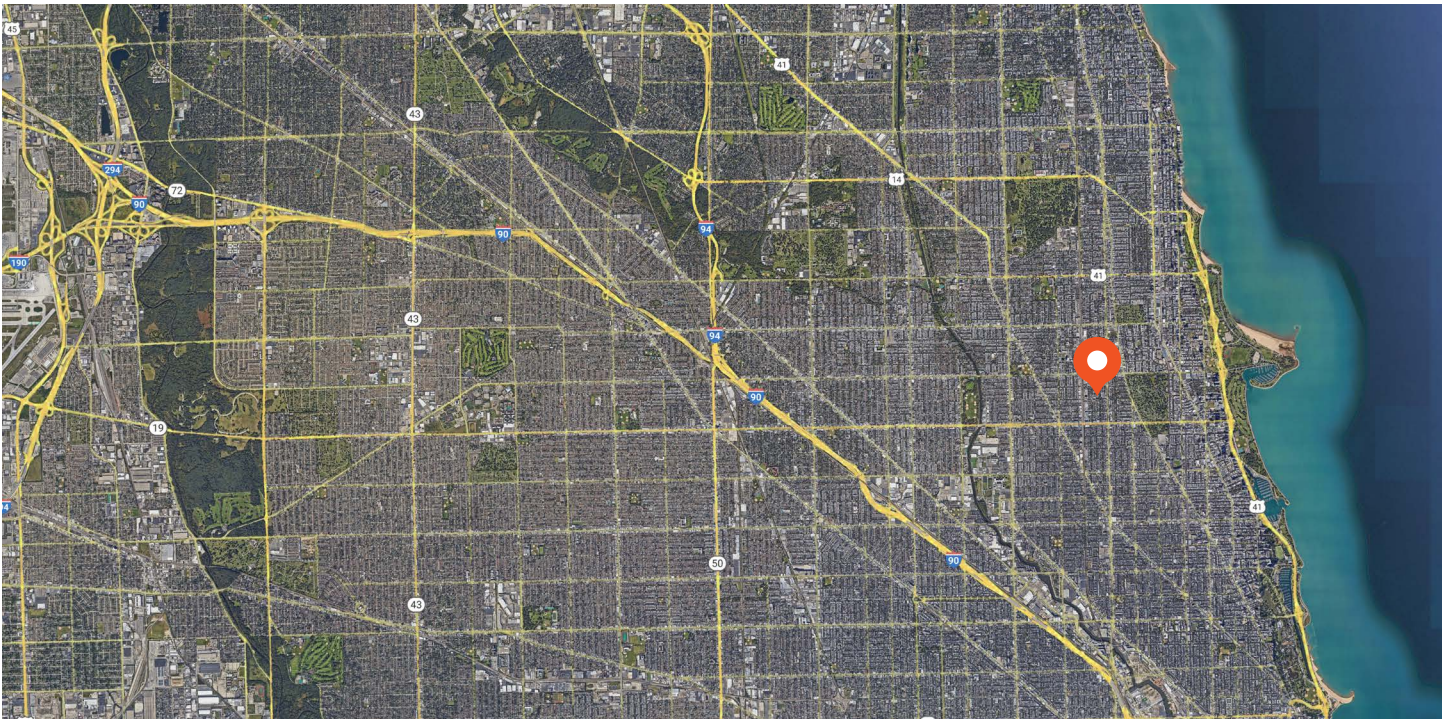
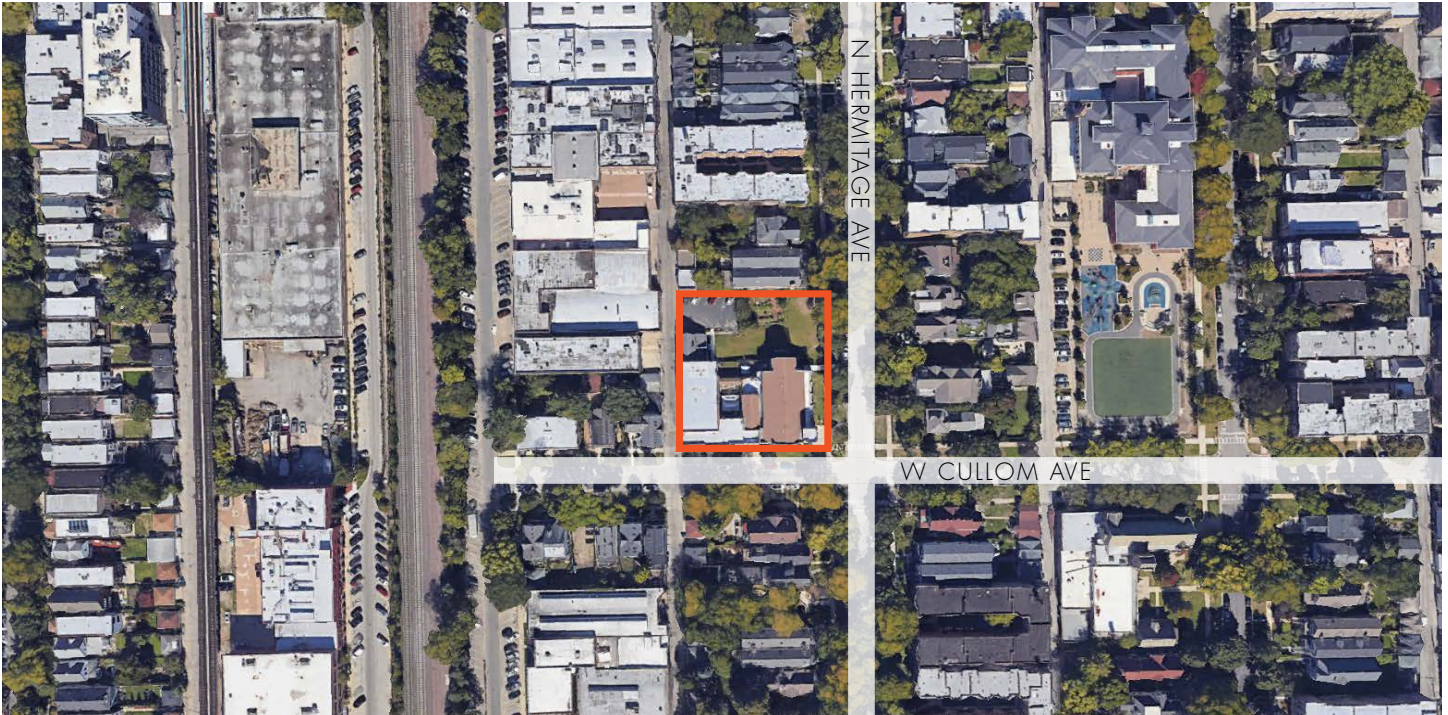
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price,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

# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL

## AERIAL & PROPERTY OUTLINE



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



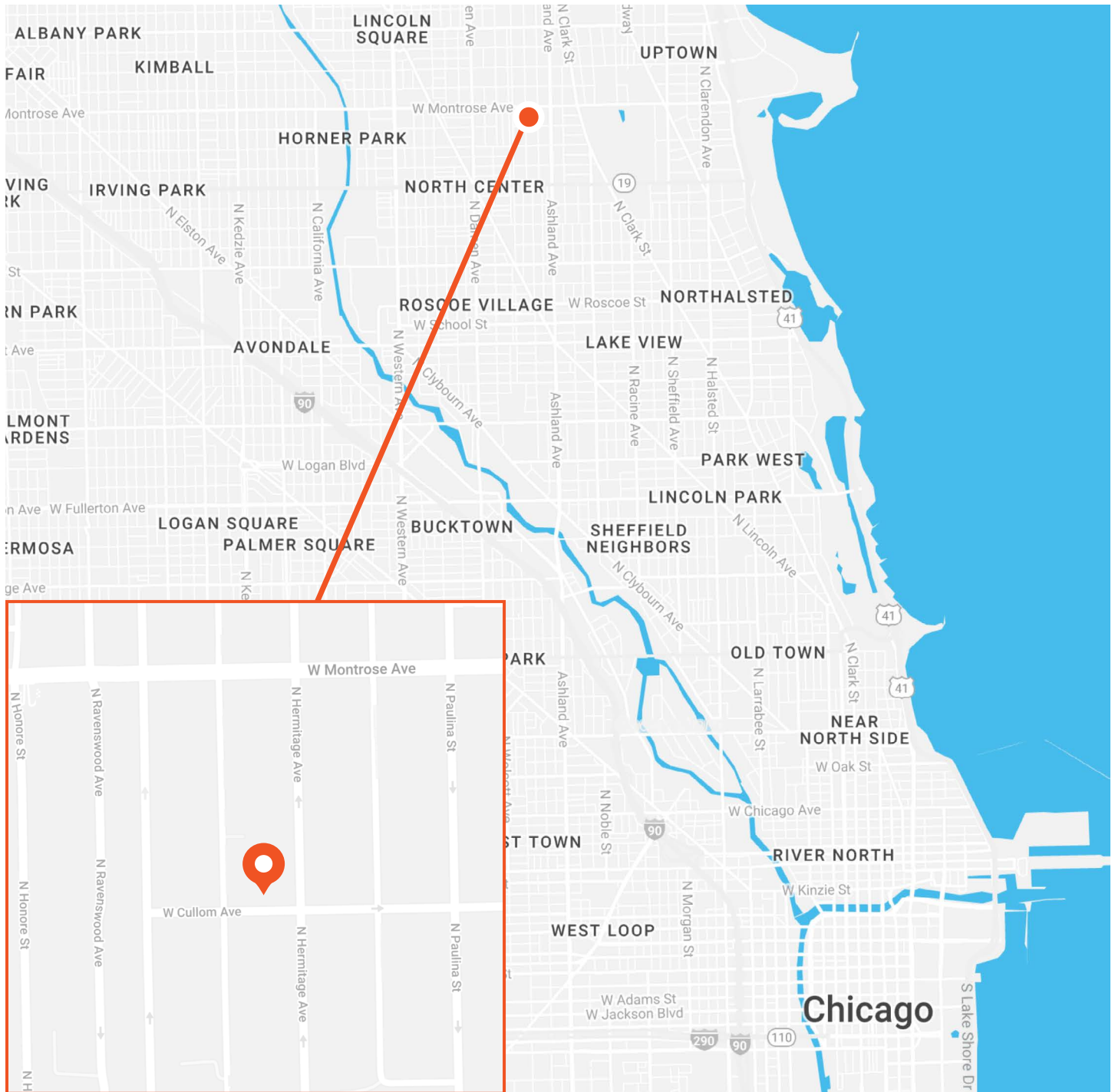
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price,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

# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL

## LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

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

**FOUND**  
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.

# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL

## CHURCH PHOTOS



CHURCH EXTERIOR



SANCTUARY



FELLOWSHIP HALL



KITCHEN



CLASSROOM



CLASSROOM

FOR MORE INFORMATION, PLEASE CONTACT:

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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

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



# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL

## CHURCH PHOTOS



SMALL SANCTUARY



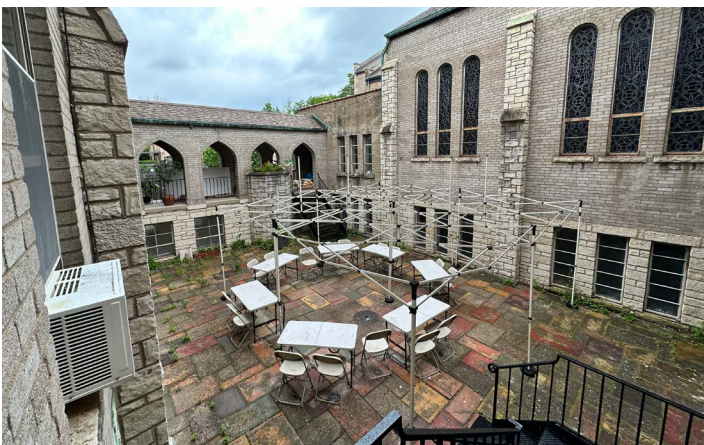
MEETING ROOM



GATHERING SPACE



OFFICE



COURTYARD SPACE



CARETAKER HOUSE EXTERIOR

FOR MORE INFORMATION, PLEASE CONTACT:

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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

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

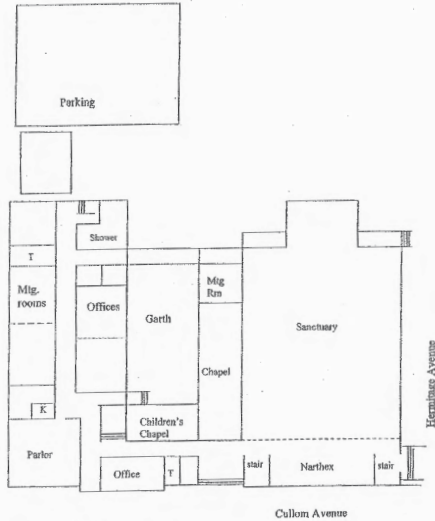


# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL

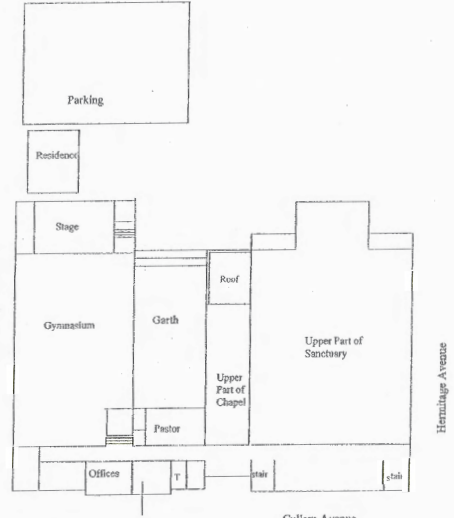
## SKETCHES



Ravenswood Presbyterian Church  
4300 N. Hermitage Avenue, Chicago

Main Floor Schematic Plan  
Scale: 1" = 30' approx. Nov. 2008

### MAIN LEVEL



Ravenswood Presbyterian Church  
4300 N. Hermitage Avenue, Chicago

Second Floor Schematic Plan  
Scale: 1" = 30' approx. Nov. 2008

### SECOND LEVEL



Ravenswood Presbyterian Church  
4300 N. Hermitage Avenue, Chicago

Basement Floor Schematic Plan  
Scale: 1" = 30' approx. Nov. 2008

### BASEMENT LEVEL

\* not to scale

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

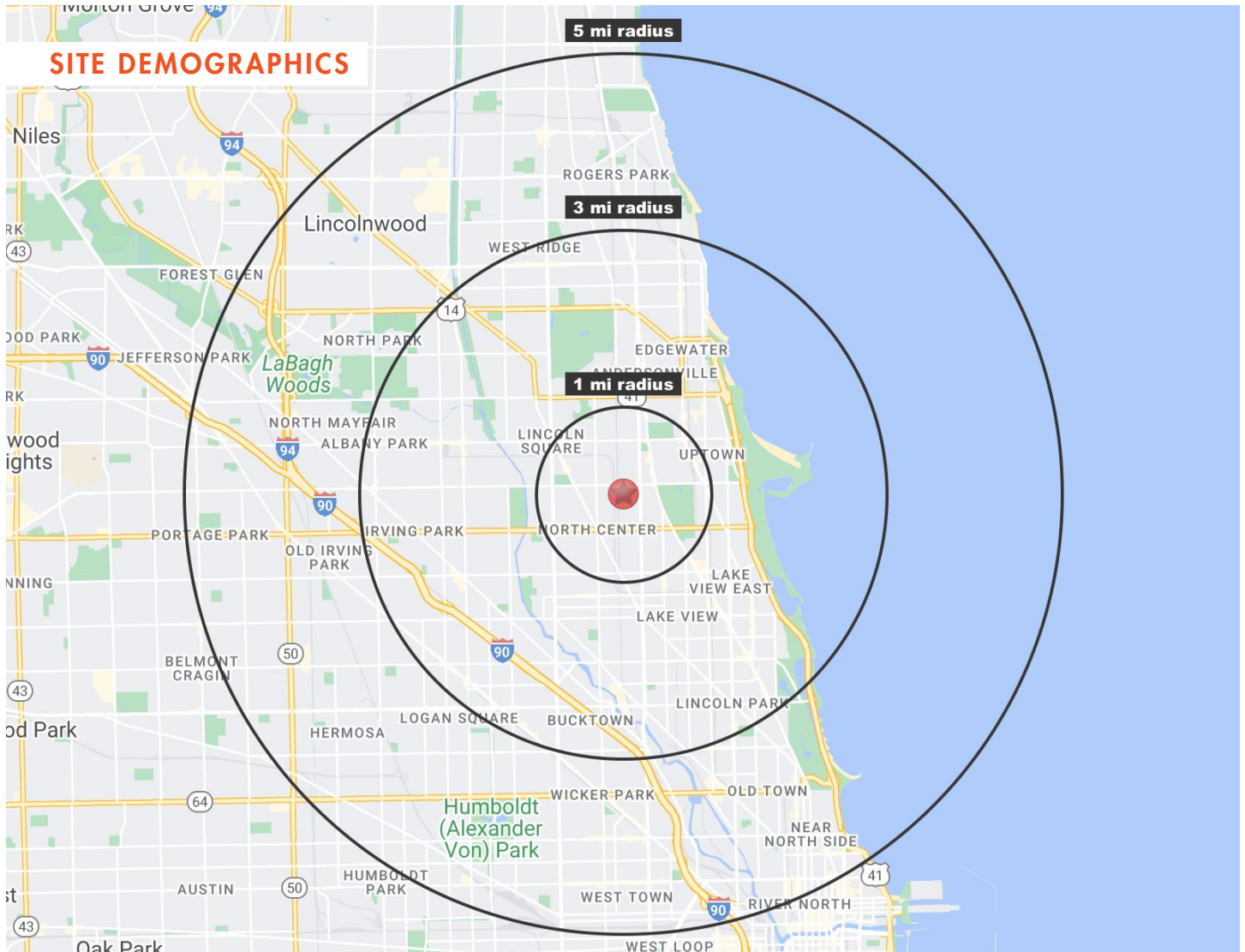


Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price,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

# CHURCH PROPERTY/REDEVELOPMENT OPPORTUNITY FOR SALE

**40,000 ± SF | 0.72 ± ACRES**

4300 N HERMITAGE AVENUE, CHICAGO, IL



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>60,347</b> ESTIMATED POPULATION 2028	<b>496,966</b> ESTIMATED POPULATION 2028	<b>1.01 M</b> ESTIMATED POPULATION 2028
<b>34.8</b> MEDIAN AGE	<b>35.1</b> MEDIAN AGE	<b>35.4</b> MEDIAN AGE
<b>\$528,345</b> MEDIAN HOME VALUE 2023	<b>\$445,297</b> MEDIAN HOME VALUE 2023	<b>\$439,211</b> MEDIAN HOME VALUE 2023
<b>21,230</b> TOTAL EMPLOYEES	<b>133,652</b> TOTAL EMPLOYEES	<b>313,057</b> TOTAL EMPLOYEES

FOR MORE INFORMATION, PLEASE CONTACT:

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



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.