

CHURCH/EDUCATIONAL PROPERTY FOR SALE

15,000 ± SF | 0.74 ± ACRES

FOUNDRY
COMMERCIAL



205 E 10TH STREET, STERLING, IL 61081

ASKING PRICE: \$490,000

PROPERTY DESCRIPTION

- » 12,600± SF church/educational building and 2,400± SF parsonage
- » Church building includes:
 - » Sanctuary seats 200±
 - » Small balcony area
 - » 7± classrooms
- » Education building includes:
 - » Fellowship Hall
 - » Kitchen with serving counter
 - » Multiple offices
 - » 3 classrooms
- » Parsonage includes a living & dining room, kitchen, bedrooms, laundry room, and an unfinished basement
- » Good access to I-88 and approximately 1 mile from Sterling High School
- » Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction

PARCEL ID	1121262014
COUNTY	Whiteside
CURRENT USE	Religious/Educational
ZONING	Sr-8 Single-Family Residential
# OF BUILDINGS	2
TOTAL BUILDING SF	15,000 ± SF
ACREAGE	0.74 ± AC
PARKING	28 ± in adjacent lot
SANCTUARY SEATING CAPACITY	200±

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 approximate and subject to survey.

IN COOPERATION WITH:

LARRY HANLEY
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630.584.3666
lk@midwestcre.com

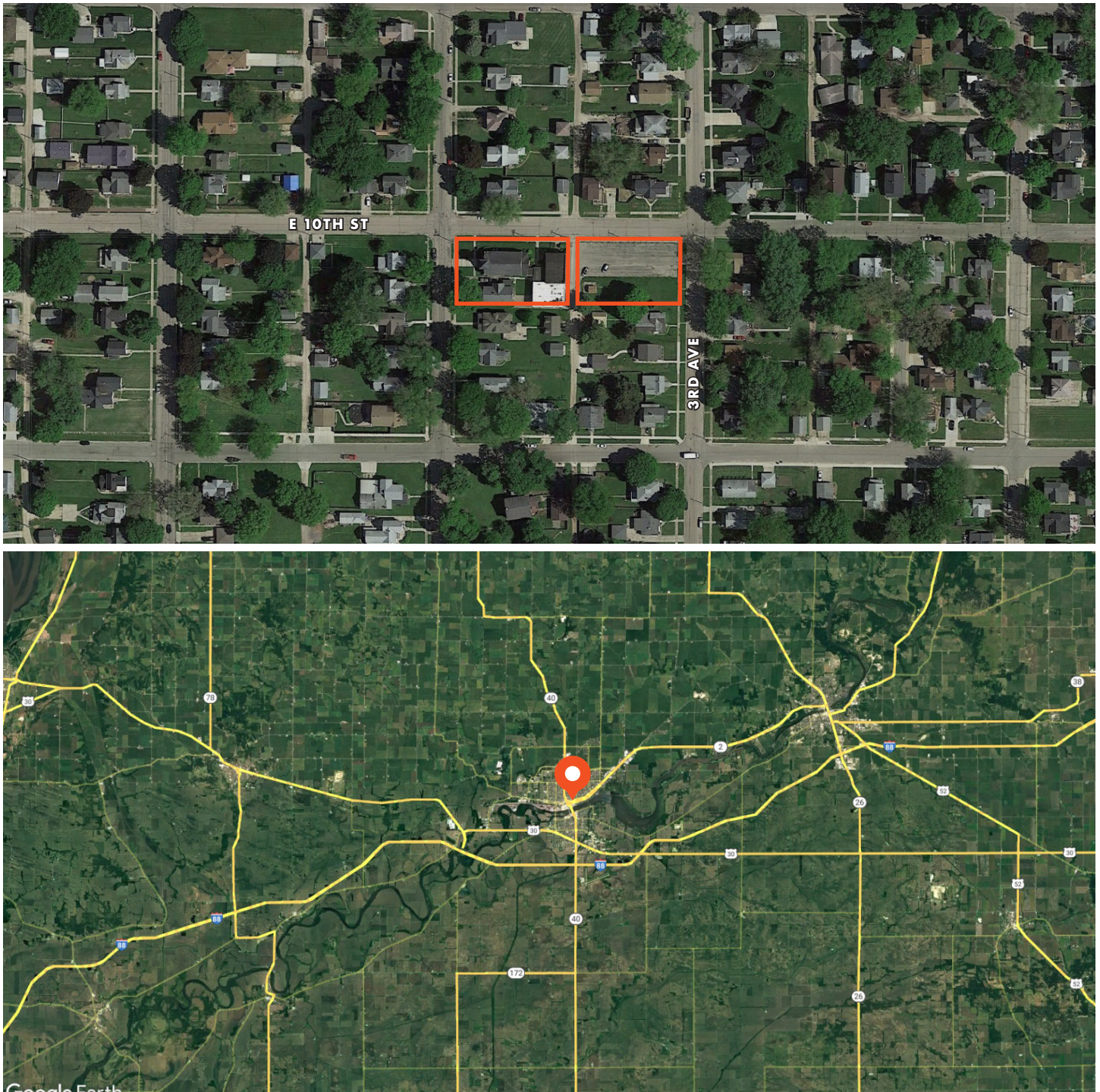


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AERIAL & PROPERTY OUTLINE



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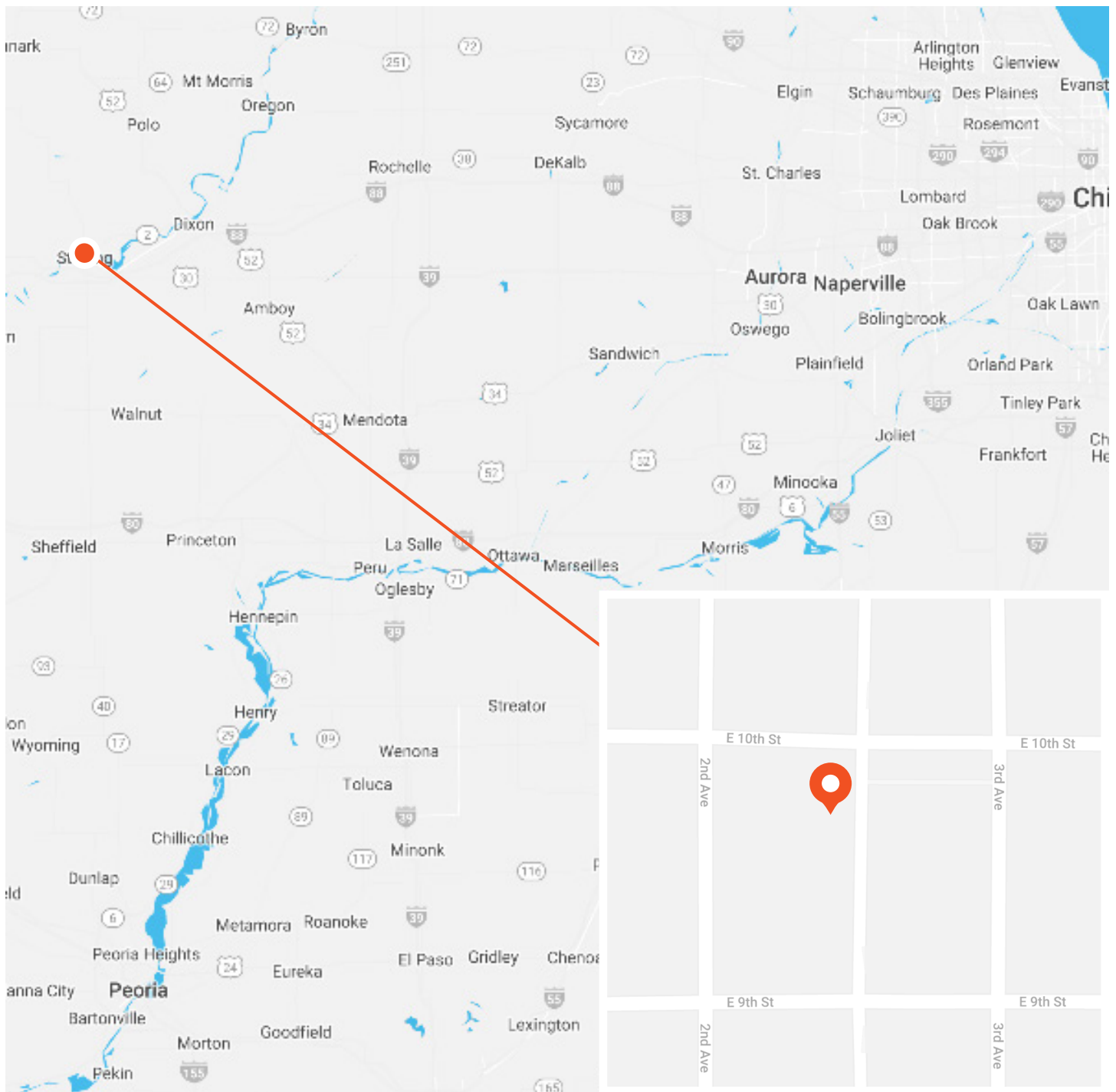


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PROPERTY PHOTOS



CHURCH EXTERIOR



CHURCH & PARSONAGE EXTERIOR



SANCTUARY



KITCHEN



FELLOWSHIP HALL



OFFICE

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PROPERTY PHOTOS



PARSONAGE EXTERIOR



KITCHEN



LIVING SPACE



DINING ROOM



BATHROOM



SHED

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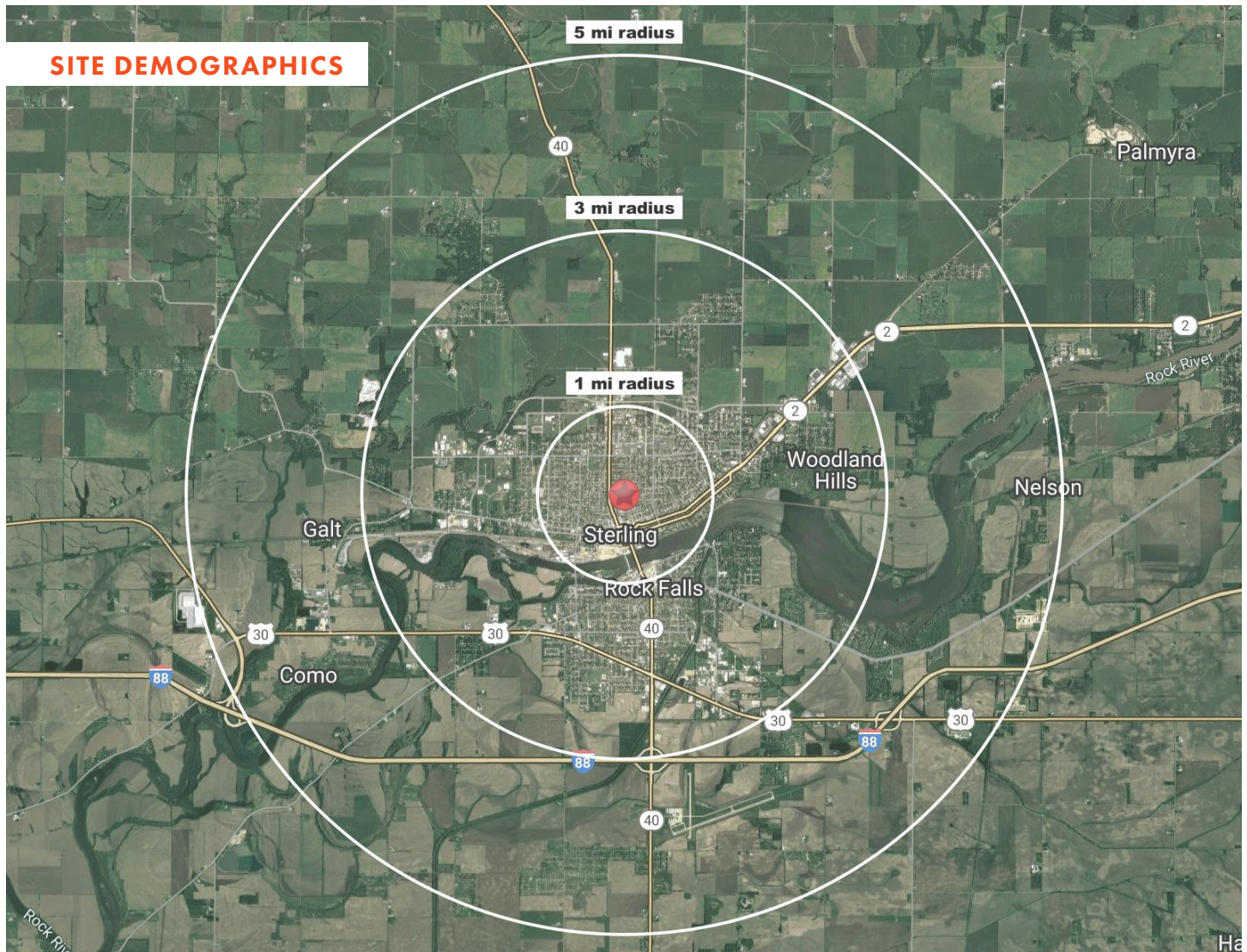
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1 MILE RADIUS



9,791

ESTIMATED POPULATION 2028



37.4

MEDIAN AGE



\$89,938

MEDIAN HOME VALUE 2023



4,527

TOTAL EMPLOYEES

3 MILE RADIUS



25,550

ESTIMATED POPULATION 2028



40.4

MEDIAN AGE



\$103,935

MEDIAN HOME VALUE 2023



13,873

TOTAL EMPLOYEES

5 MILE RADIUS



29,679

ESTIMATED POPULATION 2028



41.0

MEDIAN AGE



\$111,381

MEDIAN HOME VALUE 2023



14,618

TOTAL EMPLOYEES

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