

CHURCH PROPERTY FOR SALE

11,200± SF | 0.16± ACRES

FOUNDRY
COMMERCIAL



8700 S. EMERALD AVENUE | CHICAGO, IL

ASKING PRICE: \$495,000

PROPERTY DESCRIPTION

- » The building is 11,200± SF (5,600± on the main floor and 5,600± SF in the finished basement).
- » The sanctuary can seat 310± and there is an expansion room into the narthex which can seat another 100±. There is a large parlor/sitting room with a fireplace adjacent to the sanctuary.
- » The lower level fellowship hall can seat 100± and can also be used as a chapel. There is also a full kitchen, offices, furnace room, men's and women's washrooms, and a large room for a nursery on this level.

*Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction.

PARCEL ID	25-04-100-036-0000
COUNTY	Cook
CURRENT USE	Religious
ZONING	RT-4 Residential
# OF BUILDINGS	1
BUILDING SF	11,200± SF
ACREAGE	0.16± AC
PARKING	Street
SANCTUARY SEATING CAPACITY	310 - 410±

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
800.400.5505
matt.messier@foundrycommercial.com

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PROPERTY
GROUP

IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
lkh@midwestcre.com



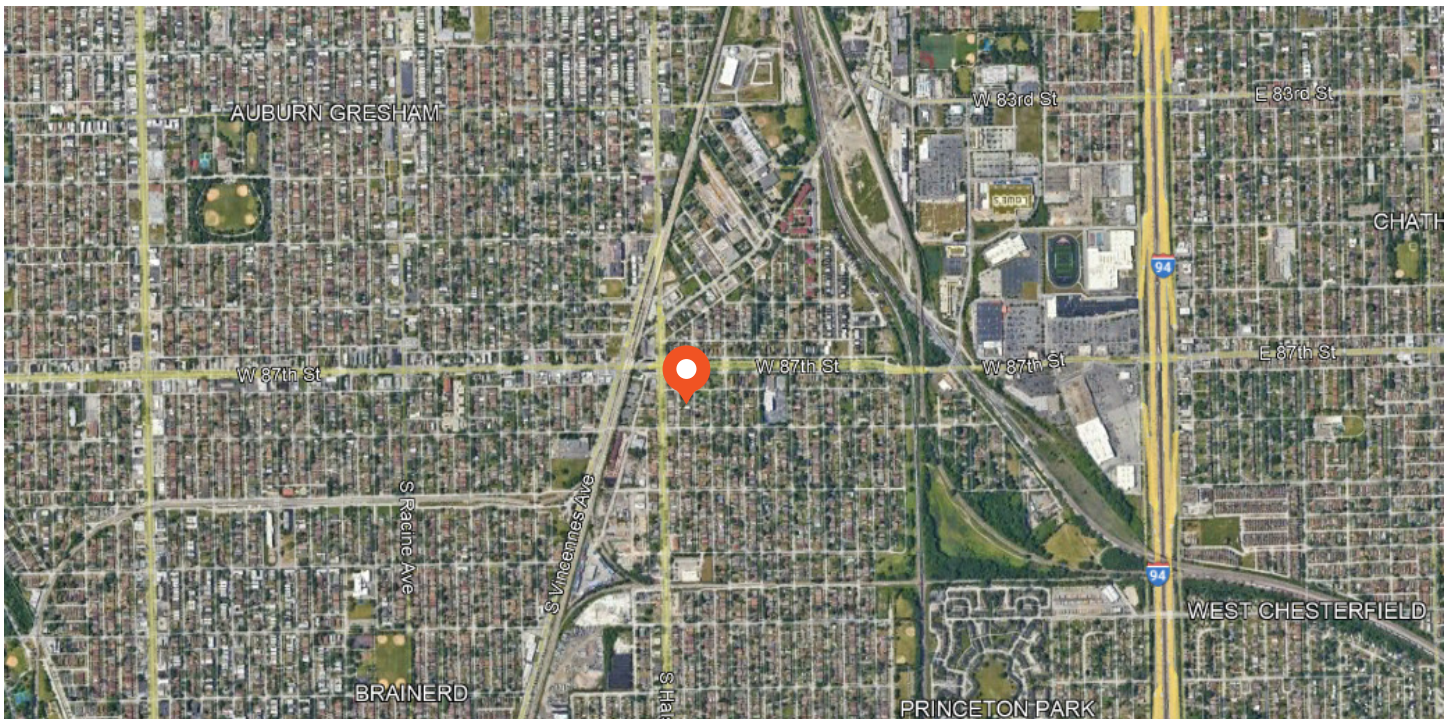
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AERIAL & PROPERTY OUTLINE



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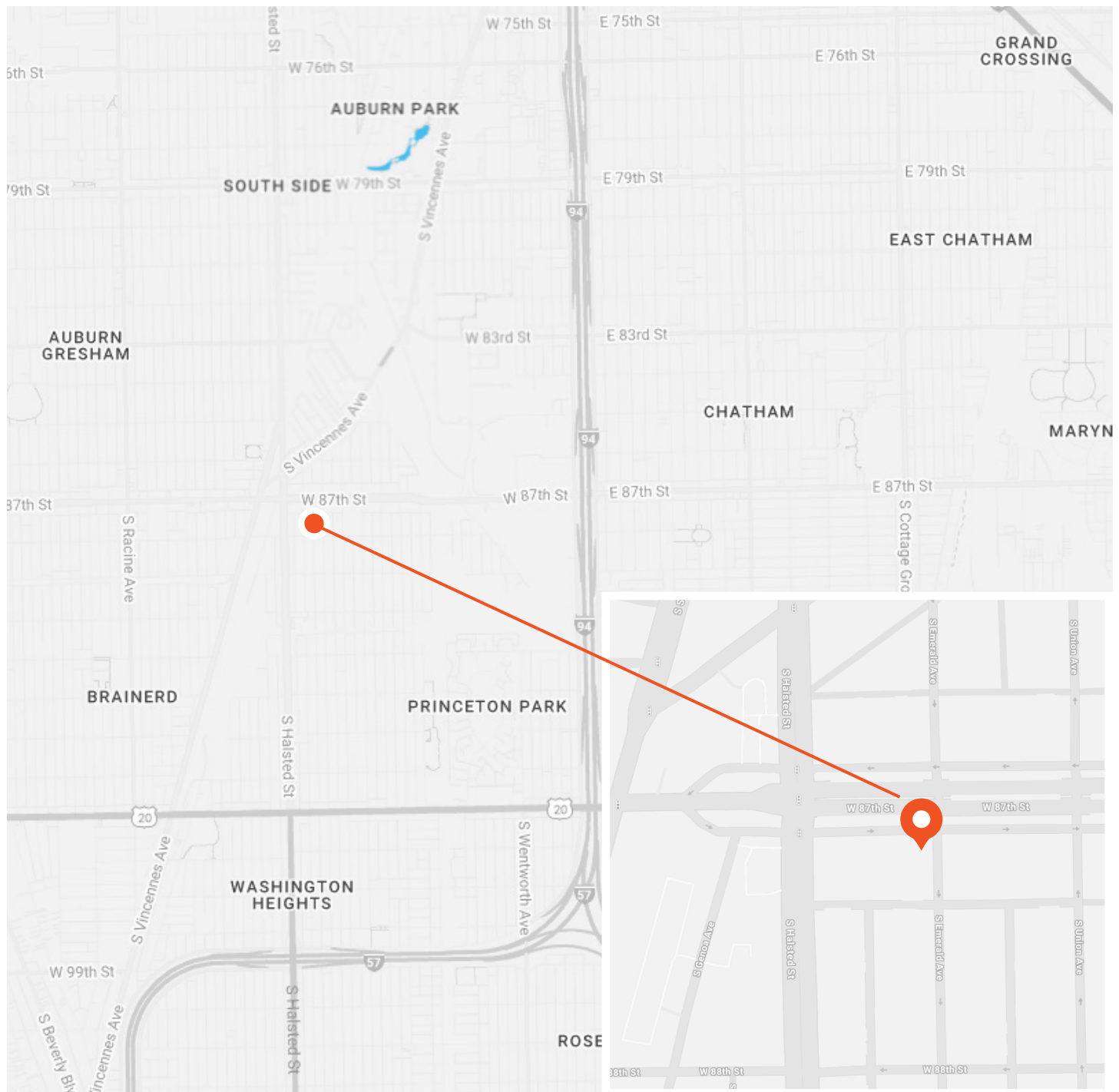
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PROPERTY PHOTOS



CHURCH EXTERIOR



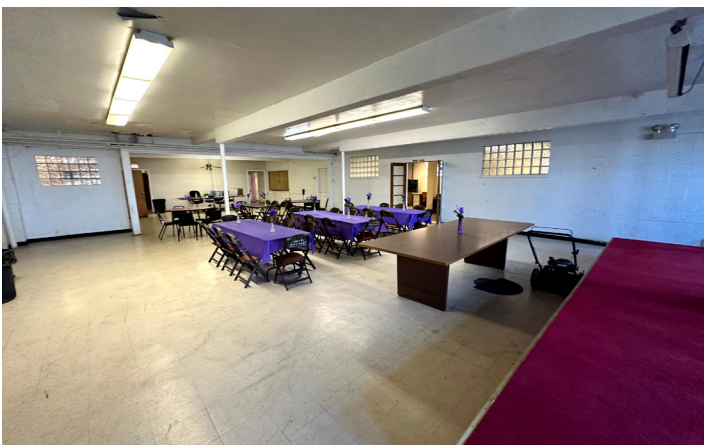
REAR ENTRANCE



PARLOR



EXPANSION ROOM



FELLOWSHIP HALL



KITCHEN

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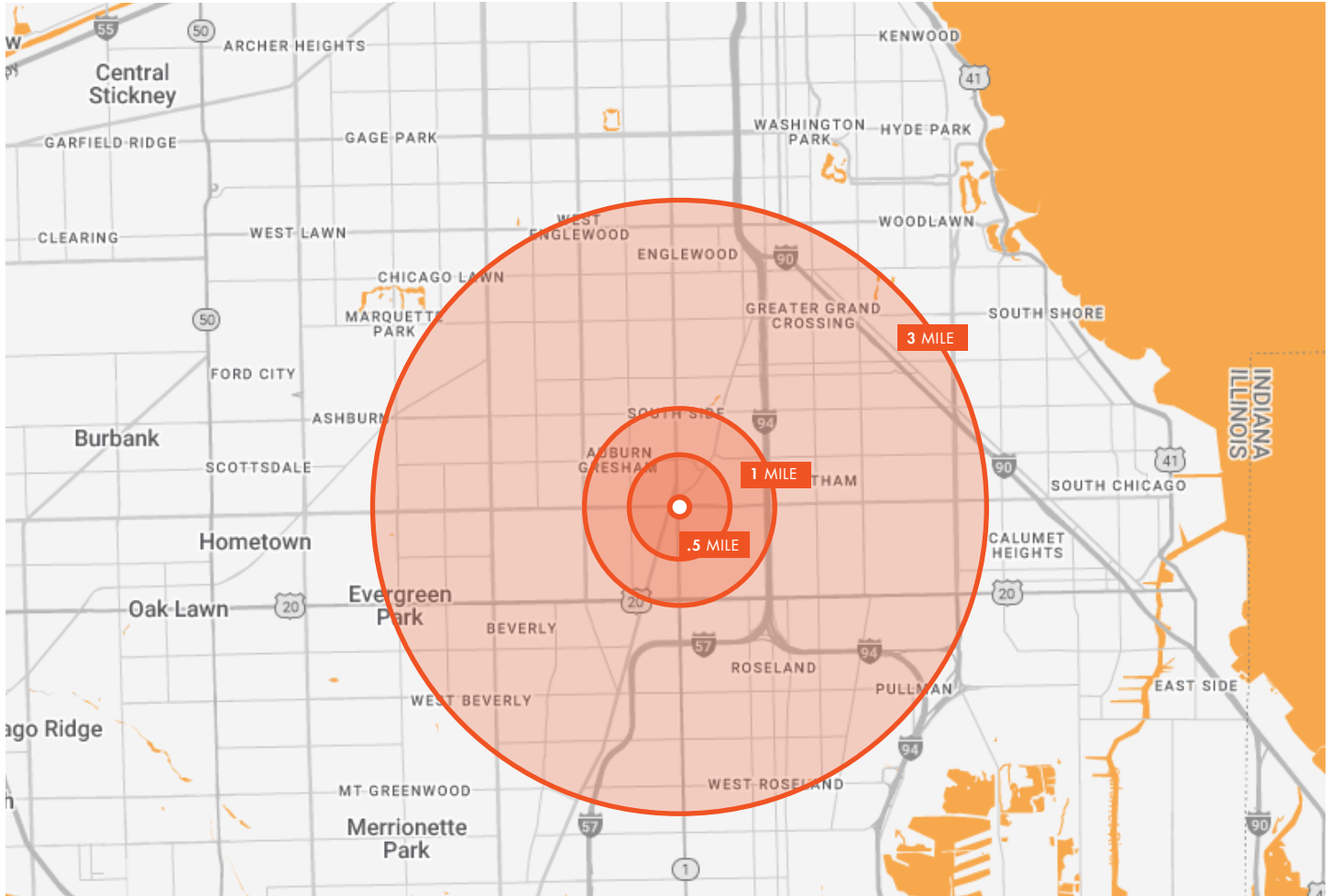
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SITE DEMOGRAPHICS



.5 MILE RADIUS



6,454

ESTIMATED POPULATION 2024



36.6

MEDIAN AGE



\$195,403

MEDIAN HOME VALUE 2024



\$52,241

AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS



26,182

ESTIMATED POPULATION 2024



39.7

MEDIAN AGE



\$195,252

MEDIAN HOME VALUE 2024



\$51,471

AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS



243,754

ESTIMATED POPULATION 2024



40.0

MEDIAN AGE



\$215,504

MEDIAN HOME VALUE 2024



\$54,486

AVERAGE HOUSEHOLD INCOME

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