

RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

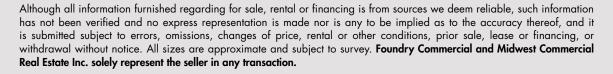


FOR MORE INFORMATION, PLEASE CONTACT:

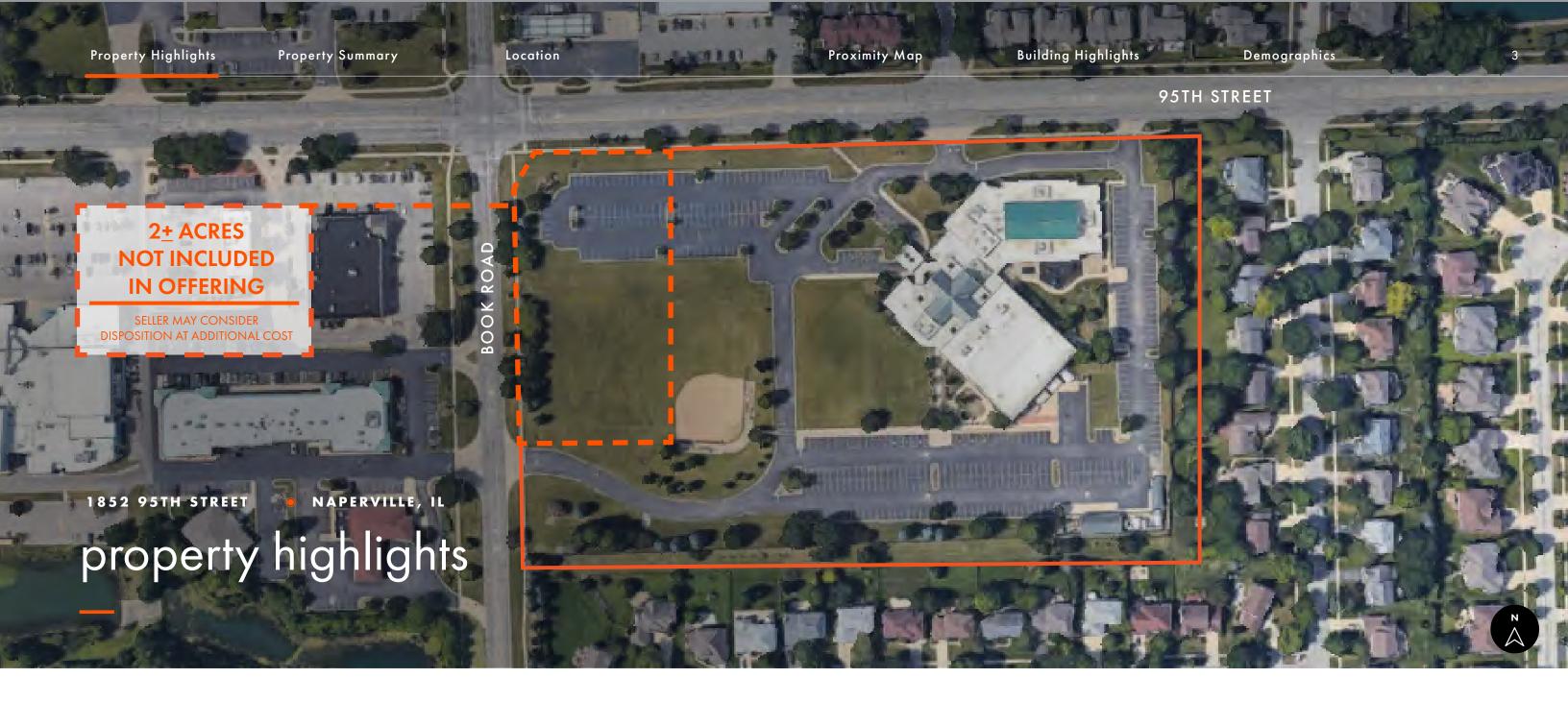
MATT MESSIER, CCIM, SIOR Designated Managing Broker 407.540.7718 Matt.Messier@foundrycommercial.com FOUNDRY

MISSION PROPERTY GROUP IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
Lkh@midwestcre.com







EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 1852 95th Street, Naperville, IL. The 13.05± acre parcel consists of an existing 65,000± church and school building which was constructed in 1997. The building contains a sanctuary, multi-purpose areas, meeting rooms, classrooms, and offices with 300± paved parking spaces available.

Two acres of the 13.05+ parcel on the hard corner are not included in the offering (see dotted box above). Survey would need to be conducted to create new parcel and cross easements for government approvals.

\$8,950,000

11.05 ± ACRES

NAPERVILLE

The property is located in the awardwinning city of Naperville, IL. Known for its outstanding quality of life, Naperville has been recognized as a top community in which to live, raise a family, and retire.

LOCATION

IN THE MIDDLE OF IT ALL

Sitting near where 95th Street and Book Road meet, the property is surrounded by single-family homes, multi-family properties, and commercially zoned areas.

PROPERTY SUMMARY

ADDRESS

1852 95th Street Naperville, IL 60564

COUNTY

Will County

PARCEL

07-01-11-101-036 (less 2 acres)

SQUARE FOOTAGE

65,000<u>+</u> SF Church

SITE SIZE

11.05<u>+</u> AC

PARKING

300± Paved Spaces

ZONING

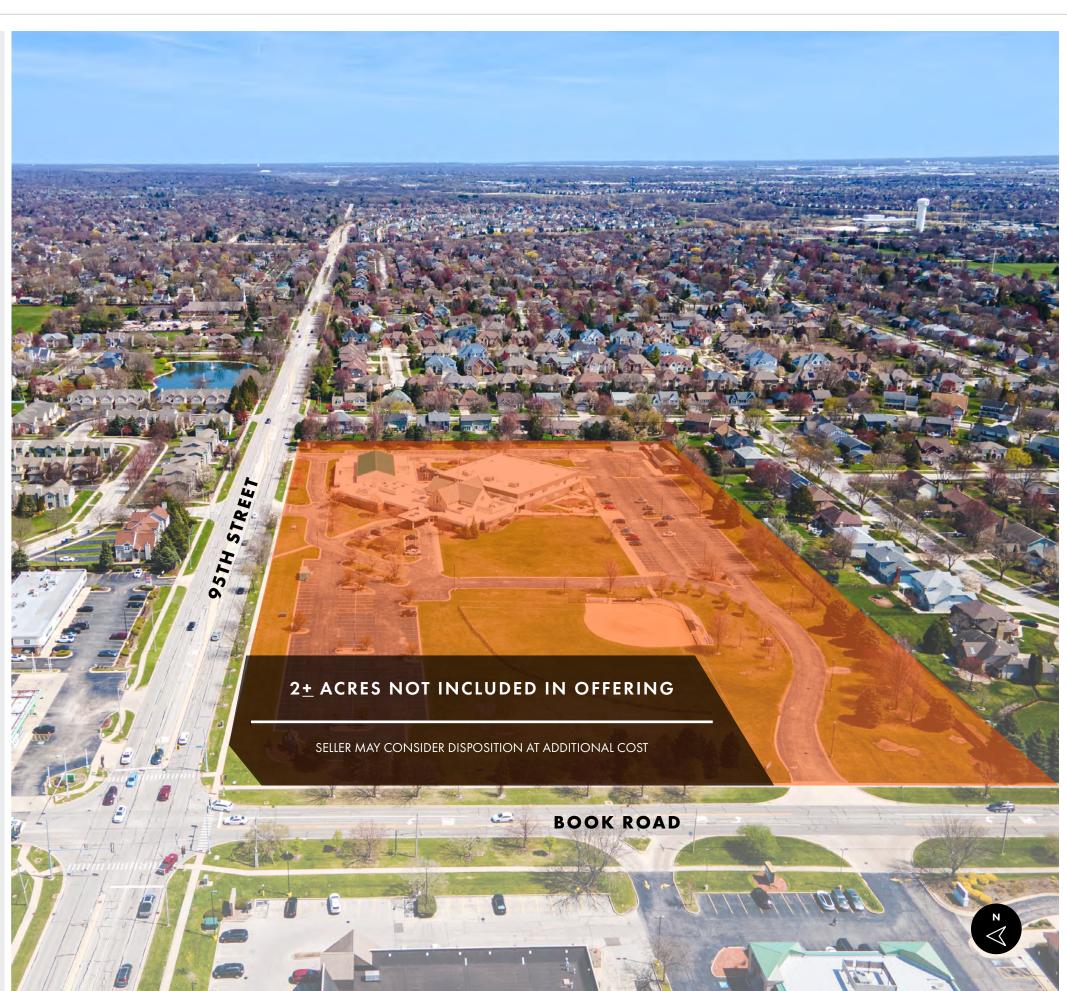
R-1 PUD, Low Density
Single-Family Residence District

CURRENT USE

Religious

PRICE

\$8,950,000



1852 95TH STREET

location

Naperville

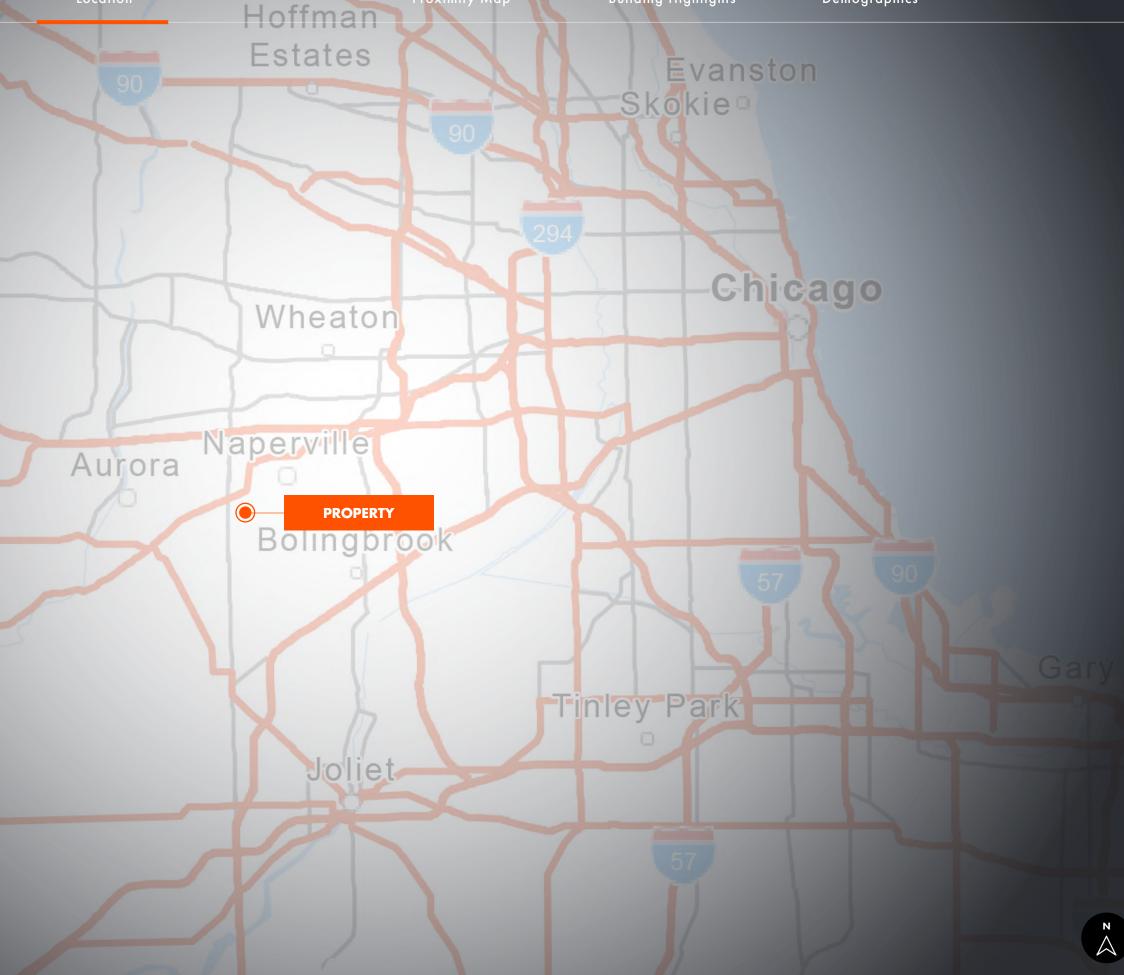
The property is located in the Wheatland Township section of southwest Naperville, IL an award-winning suburb of Chicago.

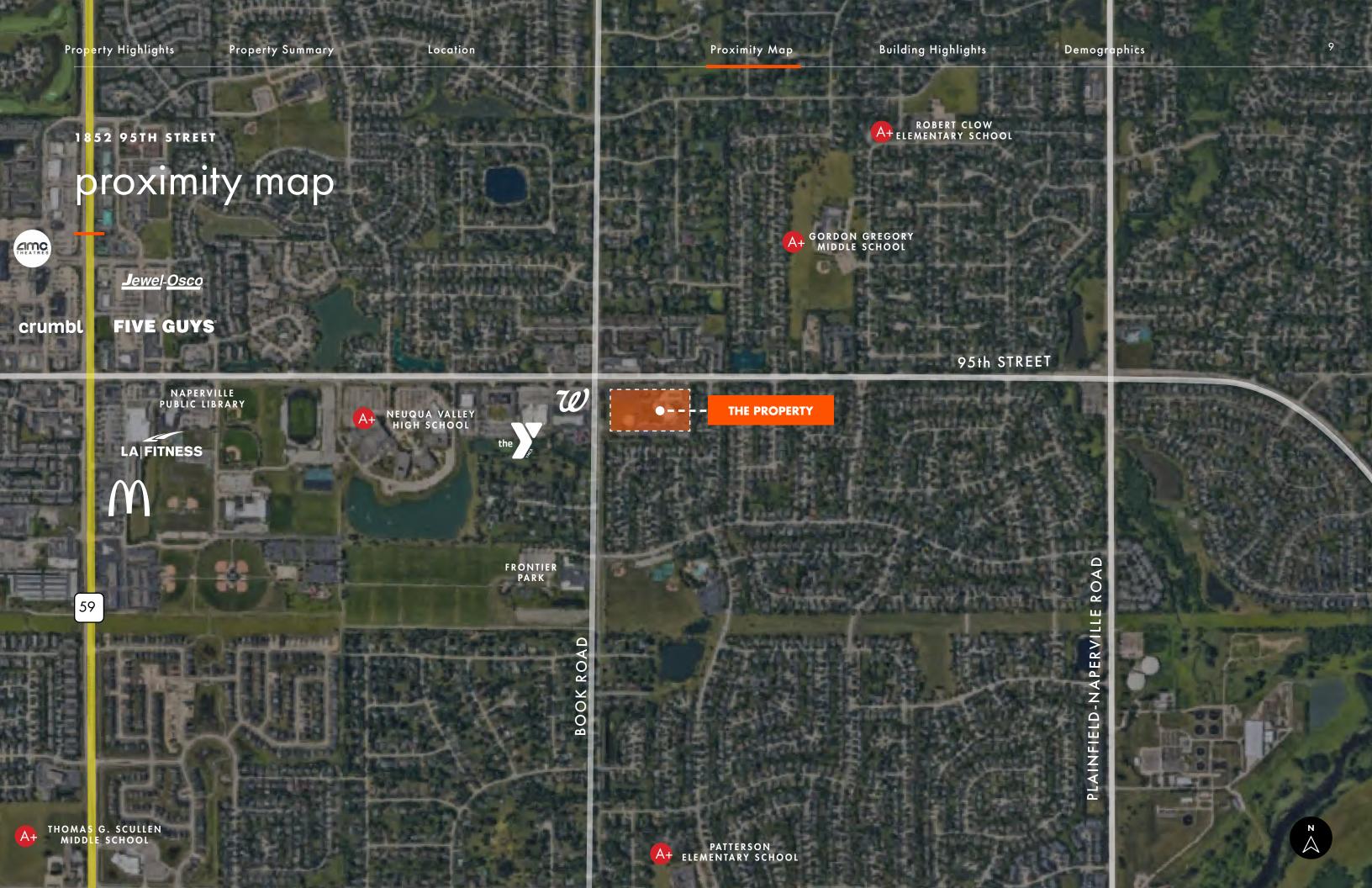
Naperville sits about 35 miles from downtown Chicago and 30 miles from both O'Hare International and Midway airports by car.

Ranked by Niche.com as the "2024 Best City to Live in America," it is known for both its livability and family-friendly accolades, which include top-ranked public schools, acclaimed parks, recreation and library, and highly regarded children's museum.

The city of Naperville's economic environment ranks as one of Illinois's top revenue generators. It is the fourth most populated city in the state and has above average household incomes compared to the national average.

Naperville also sits on the BNSF line of the Metra commuter rail system serving the Chicago area and Northern Illinois.









1852 95TH STREET

building highlights

CHURCH

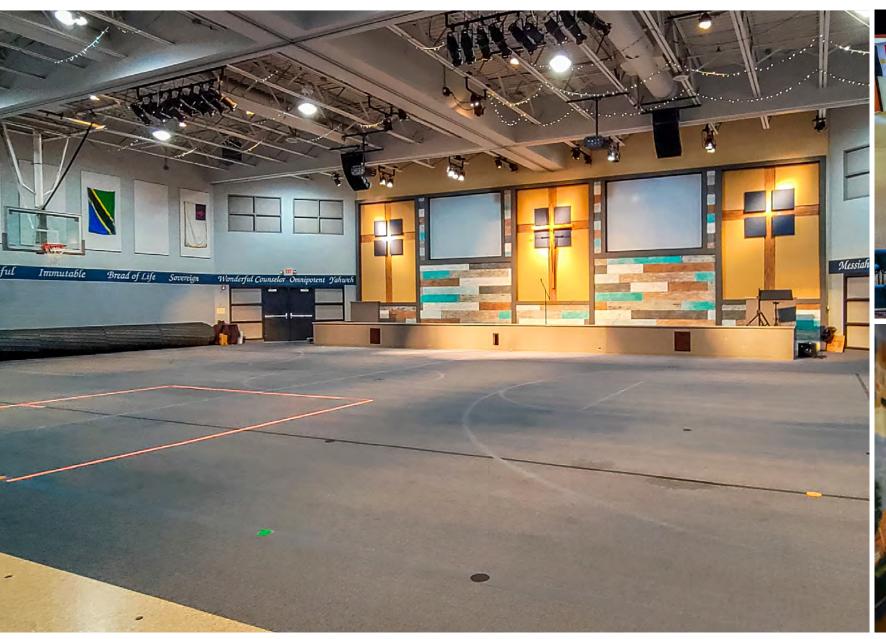
- The building is a partially two-story 65,000± square foot facility.
- The sanctuary (capacity 300±) is two stories high with wood ceilings and carpeted flooring.
- The multi-purpose room(capacity 400±) near the sanctuary can be divided into four separate spaces and features a sound booth, theatrical lighting, and a stage.
- In addition to the sanctuary area, the building contains an educational wing with classrooms surrounding an auditorium (capacity 150±).

GROUNDS

- The offering includes 11.05± acres of the parcel.
- In addition to a large parking area, the lot contains additional open space.
- The property sits near where 95th Street and Book Road meet.

MECHANICAL

- Thirteen HVAC roof top units provide zoned heating and air-conditioning to the building.
- The building contains an elevator and sprinkler system.



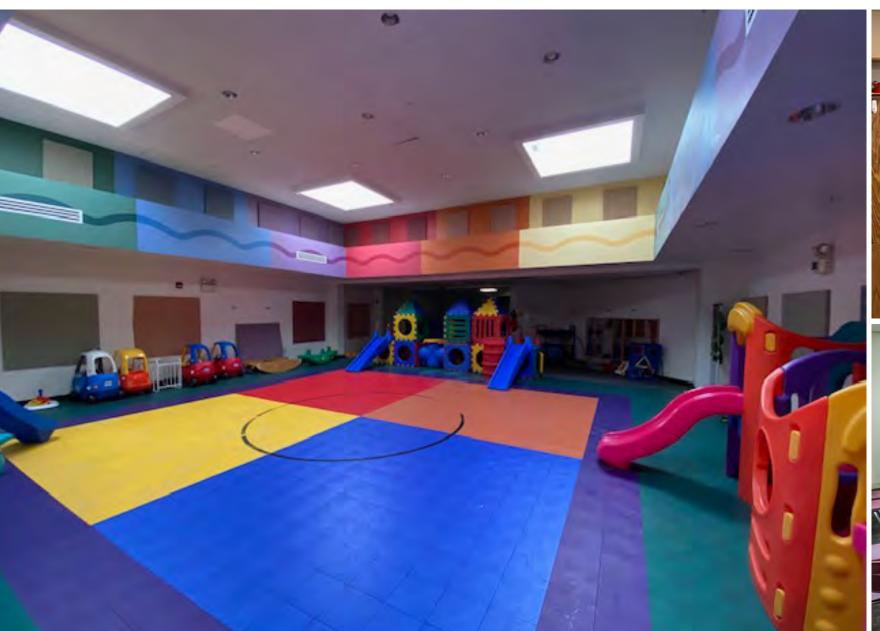








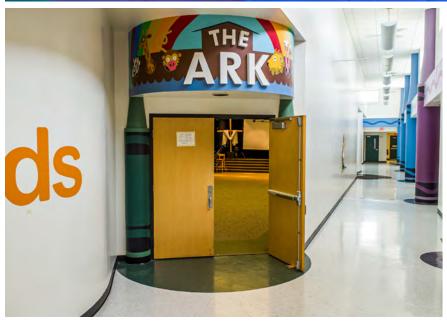






15

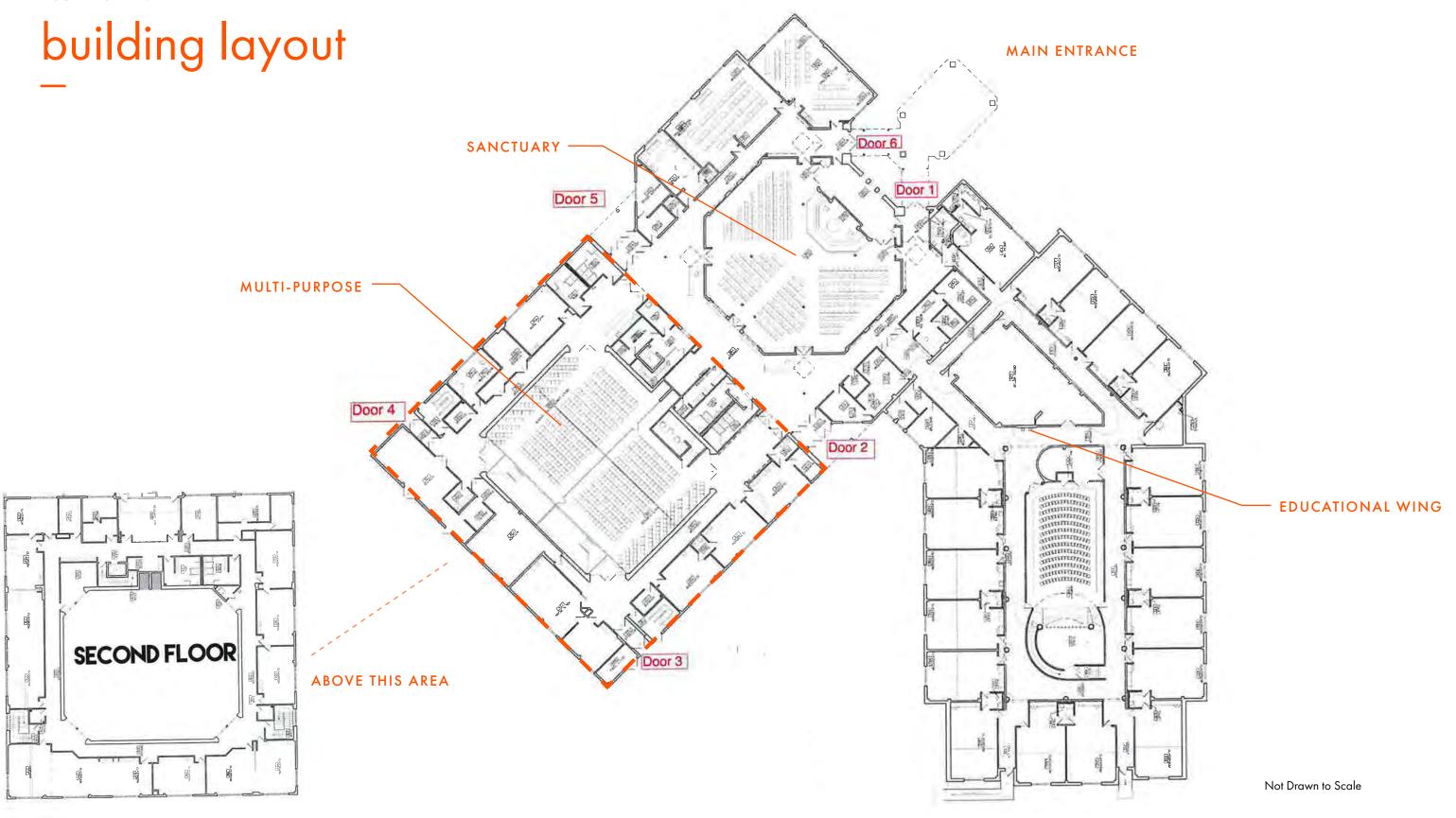








1852 95TH STREET



Property Highlights Demographics **Property Summary** Location **Proximity Map Building Highlights** 19 THE AREA York Westchester Naperville, IL cero DEMOGRAPHICS 1 MILE 3 MILE 5 MILE urora EST. POPULATION '24 11,999 78,049 223,163 PROJ. POPULATION '29 +0.2% +0.5% +0.4% Naperville AVG. HOUSEHOLD \$234,343 \$230,382 \$194,646 INCOME Jrora Woodri ank MEDIAN HOME VALUE \$496,289 \$479,352 \$415,936 38.4 39.9 MEDIAN AGE 40.1 Law 82,991 TOTAL EMPLOYEES 2,377 17,385 THE PROPERTY Bolingbrook 1 MILE RADIUS EST. HOUSEHOLDS 3,933 25,920 *7*6,116 3 MILE RADIUS 300 2,257 7,454 TOTAL BUSINESSES Als 5 MILE RADIUS Source: REGIS Romeoville Crestw Orland Park

LEWIS

contact



FOR MORE INFORMATION, PLEASE CONTACT

MATT MESSIER, SIOR, CCIM

FOUNDRY COMMERCIAL

Designated Managing Broker - Illinois Matt.Messier@foundrycommercial.com

T 407.540.7718

IN COOPERATION WITH

LARRY HANLEY

MIDWEST COMMERCIAL REAL ESTATE INC.

Designated Managing Broker Lkh@midwestcre.com

T 630.584.3666





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. This property is being marketed by Foundry Commercial, in cooperation with Midwest Commercial.