

CHURCH/EDUCATIONAL PROPERTY FOR SALE

6,000± SF | 0.187± ACRES

FOUNDRY
COMMERCIAL



8623 S SANGAMON STREET | CHICAGO, IL 60620

ASKING PRICE: \$195,000

PROPERTY DESCRIPTION

The building has a 3,000± SF footprint with a finished lower level and a small, fenced front and side yard.

The main floor is the sanctuary which has 22 16' pews and can seat 150-200±. There are two business offices adjacent to the altar area.

The lower level has a Fellowship Hall which seats 100±. There is a kitchen, a furnace room, storage area, and a men's and women's washroom.

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

PARCEL ID	20-32-429-014
COUNTY	Cook
CURRENT USE	Religious
ZONING	RS-3 Residential
# OF BUILDINGS	1
TOTAL BUILDING SF	6,000 ± SF
ACREAGE	0.187 ± AC
PARKING	Street
SANCTUARY SEATING CAPACITY	150-200±

FOR MORE INFORMATION, PLEASE CONTACT:

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

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IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
lkh@midwestcre.com

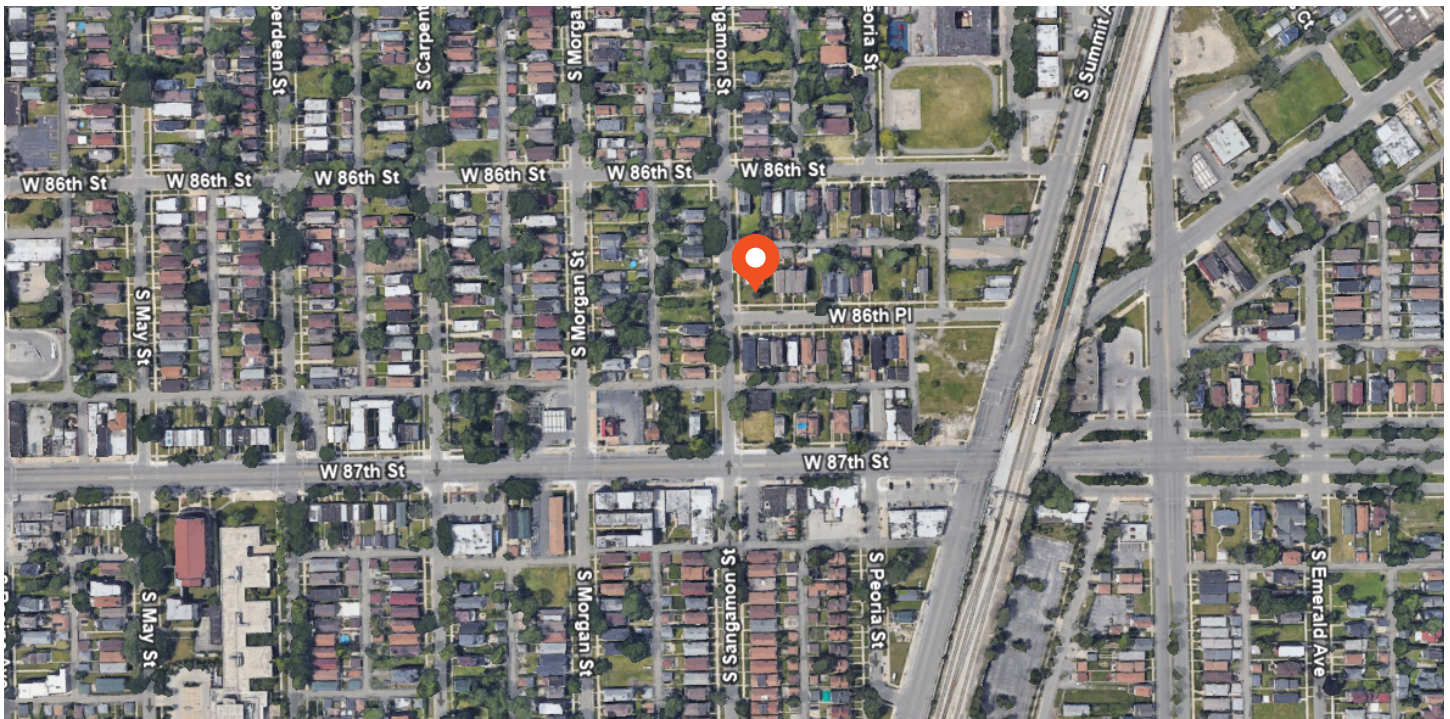


Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price,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

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AERIAL & PROPERTY OUTLINE



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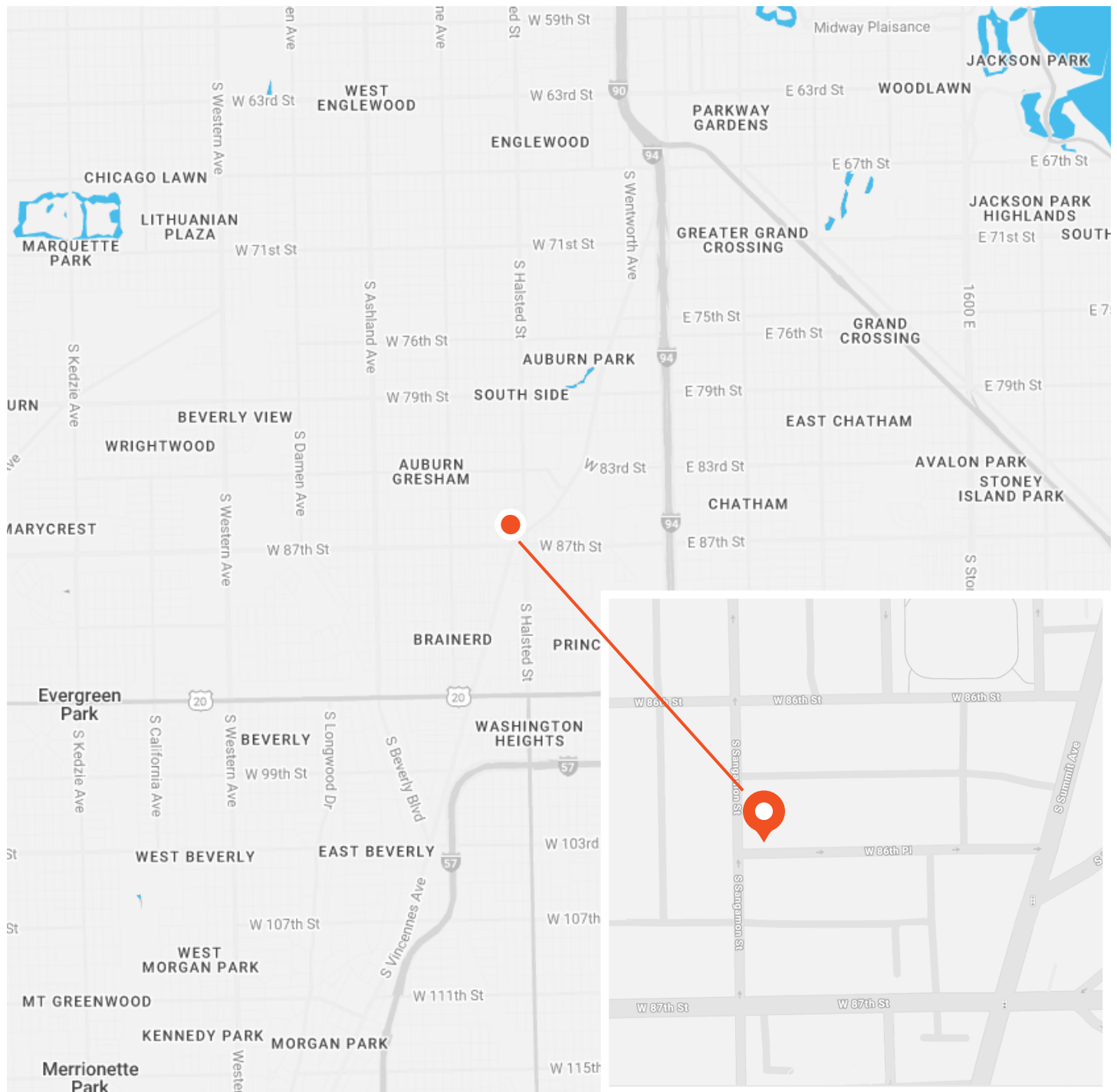


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PROPERTY PHOTOS



EXTERIOR FROM S SANGAMON STREET



EXTERIOR VIEW FROM 86TH PLACE



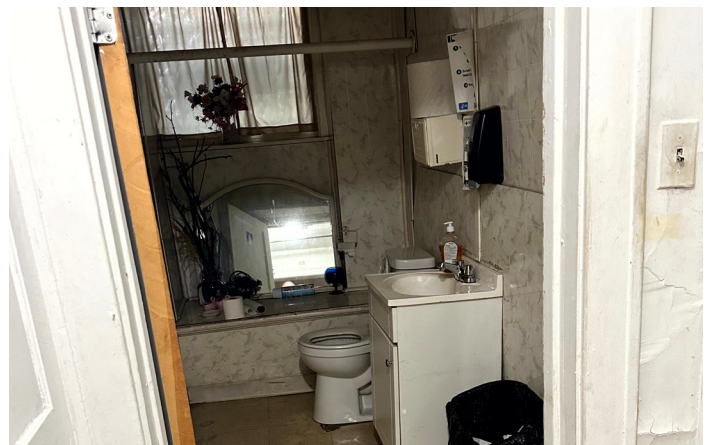
SANCTUARY FRONT



SANCTUARY BACK



KITCHEN



RESTROOM

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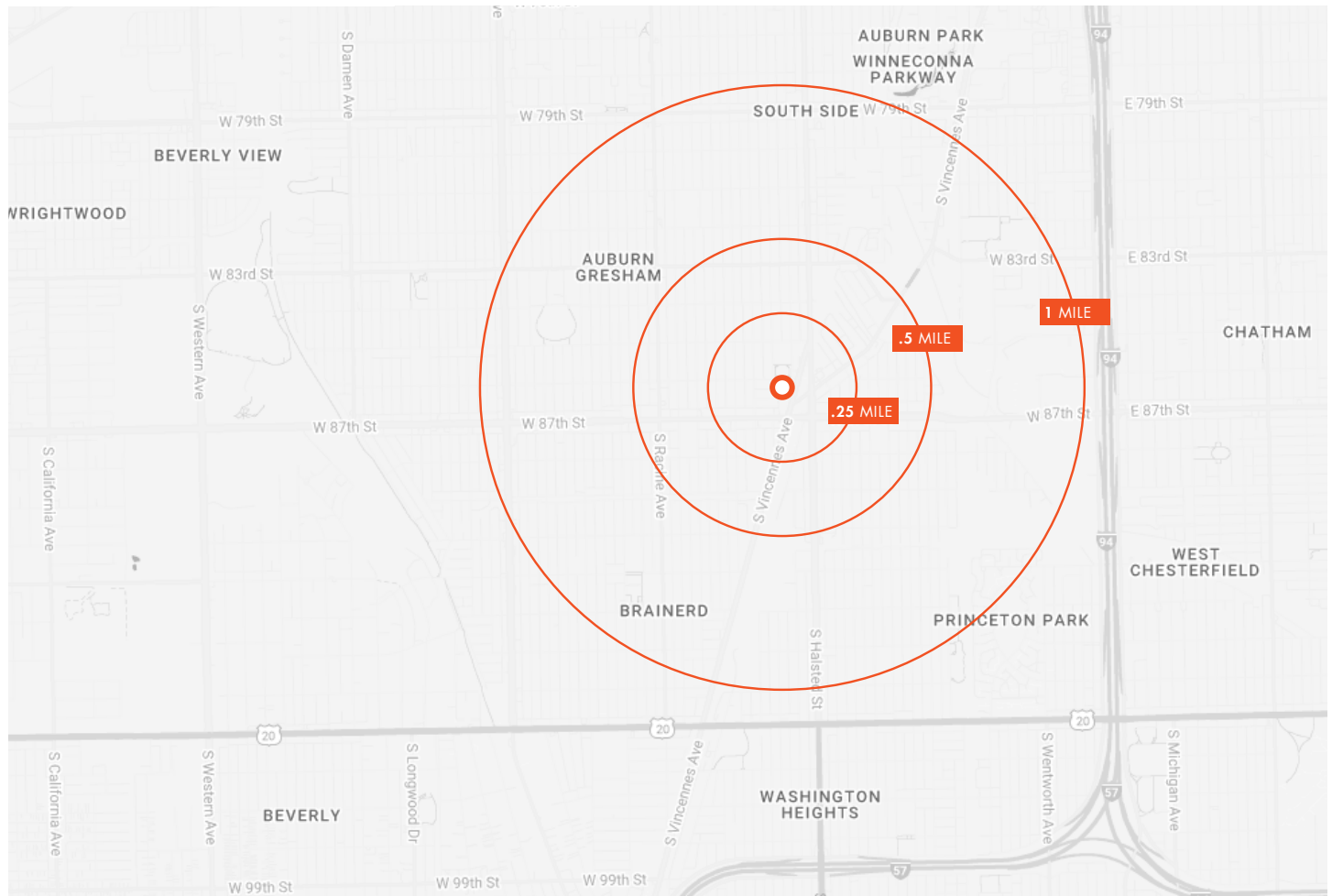
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SITE DEMOGRAPHICS



.25 MILE RADIUS



1,843

ESTIMATED POPULATION 2029



37.0

MEDIAN AGE



\$208,060

MEDIAN HOME VALUE 2024



\$69,608

AVERAGE HOUSEHOLD INCOME

.5 MILE RADIUS



7,668

ESTIMATED POPULATION 2029



38.1

MEDIAN AGE



\$197,623

MEDIAN HOME VALUE 2024



\$73,317

AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS



28,158

ESTIMATED POPULATION 2029



40.3

MEDIAN AGE



\$194,824

MEDIAN HOME VALUE 2024



\$69,820

AVERAGE HOUSEHOLD INCOME

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