

SPECIAL PURPOSE FOR SALE

ST. LAWRENCE O'TOOLE

4101 St Lawrence Ave



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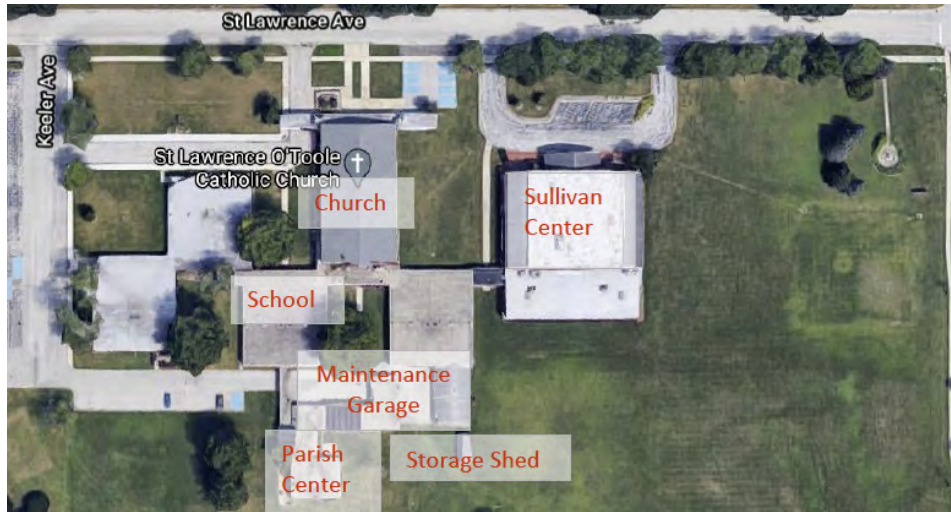


PROPERTY INFORMATION



SECTION 1

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,700,000
Building Size:	62,002 SF
APN	31-22-401-015-0000
Lot Size:	14.8 Acres
Zoning:	R-2
Submarket:	Matteson

PROPERTY OVERVIEW

Root Realty is pleased to present 4101 Saint Lawrence located in Matteson, Illinois a remarkable adaptive reuse property located in Matteson, Illinois, proudly presented by Root Realty. Situated on an expansive lot spanning 14.8 acres, this property offers endless possibilities for those seeking a versatile space with immense potential. Comprising a total of 62,002 square feet across five distinct buildings.

The school, church, and Sullivan Center are all connected. They have 19 classrooms, 6 offices, a computer lab, a library gymnasium, 2 kitchens with commercial vent hoods, and a sanctuary.

The Parish Center has 7 offices and 2 conference rooms.

4101 Saint Lawrence Ave. is a true gem for adaptive reuse enthusiasts. Whether you envision a residential development, commercial complex, educational institution, or an innovative blend of various uses, this property provides the canvas upon which your vision can come to life.



4101 St Lawrence Ave | Matteson, IL 60443

COMPLETE HIGHLIGHTS



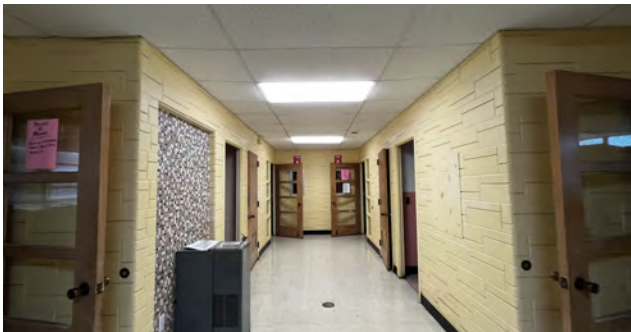
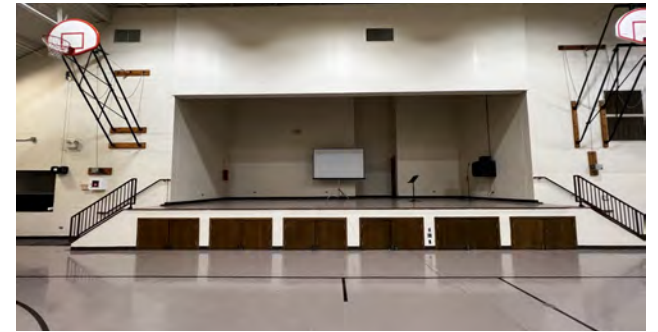
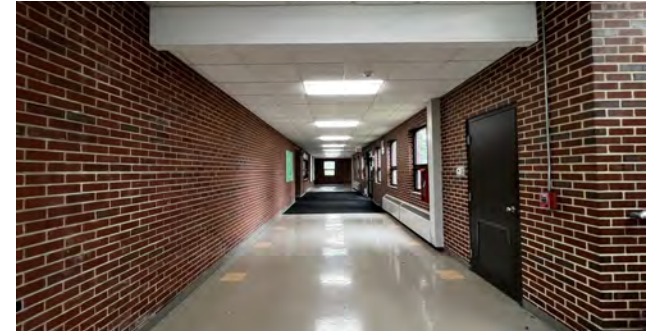
PROPERTY HIGHLIGHTS

- Building - Church, Year Built 1961, Approx Size 9,414 sqft
- Building - Rectory, Year Built 1961, Approx Size 2,816 sqft
- Building - School, Year Built 1961/1964, Approx Size 29,229 sqft
- Building - Sullivan Center, Year Built 1993, Approx Size, 18,008 sqft
- Building - Maintenance Garage Year Built 1964, Approx Size, 3,481 sqft



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





LOCATION INFORMATION



SECTION 2

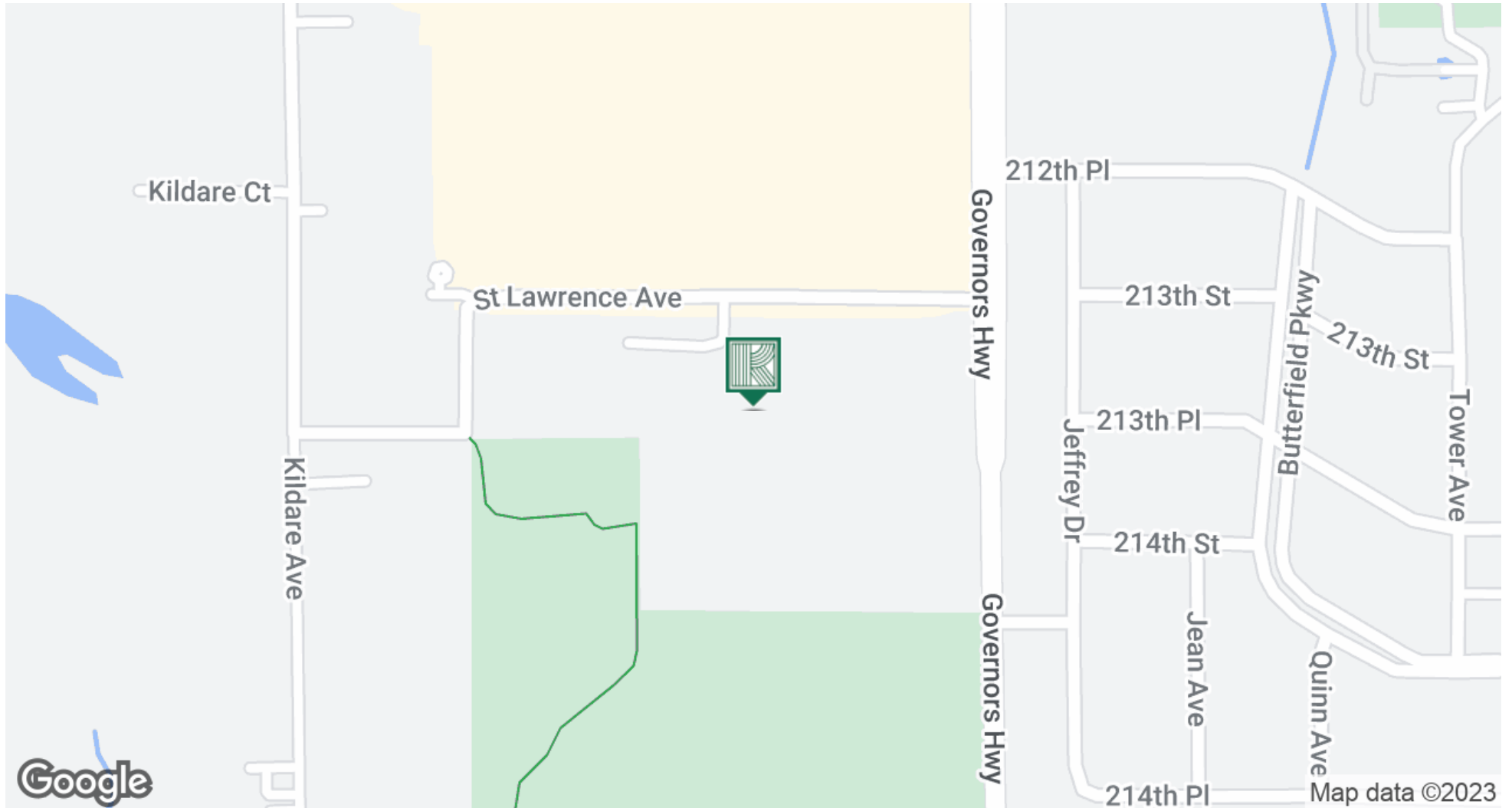
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REGIONAL MAP



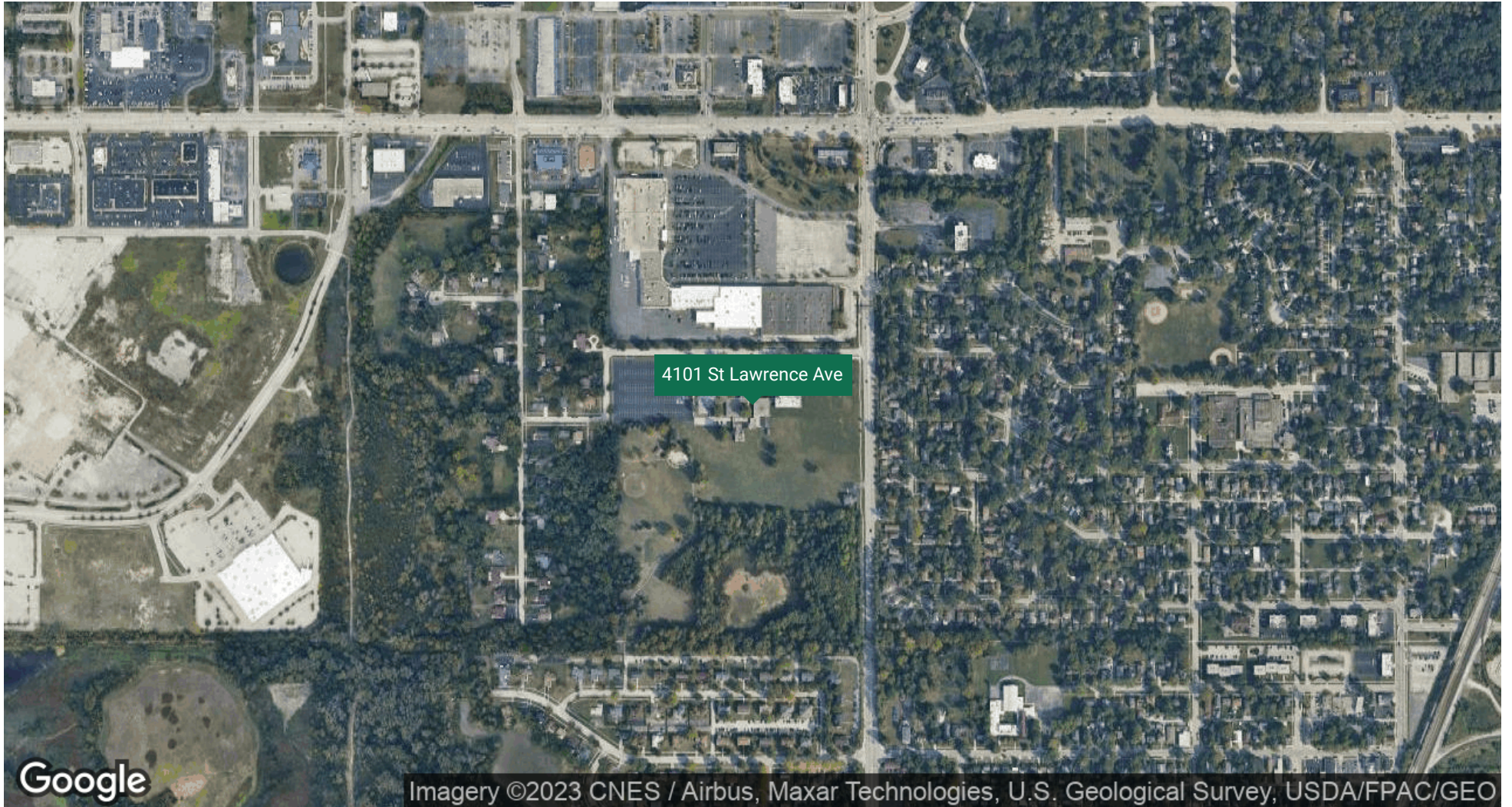
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LOCATION MAP



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AERIAL MAP





DEMOGRAPHICS



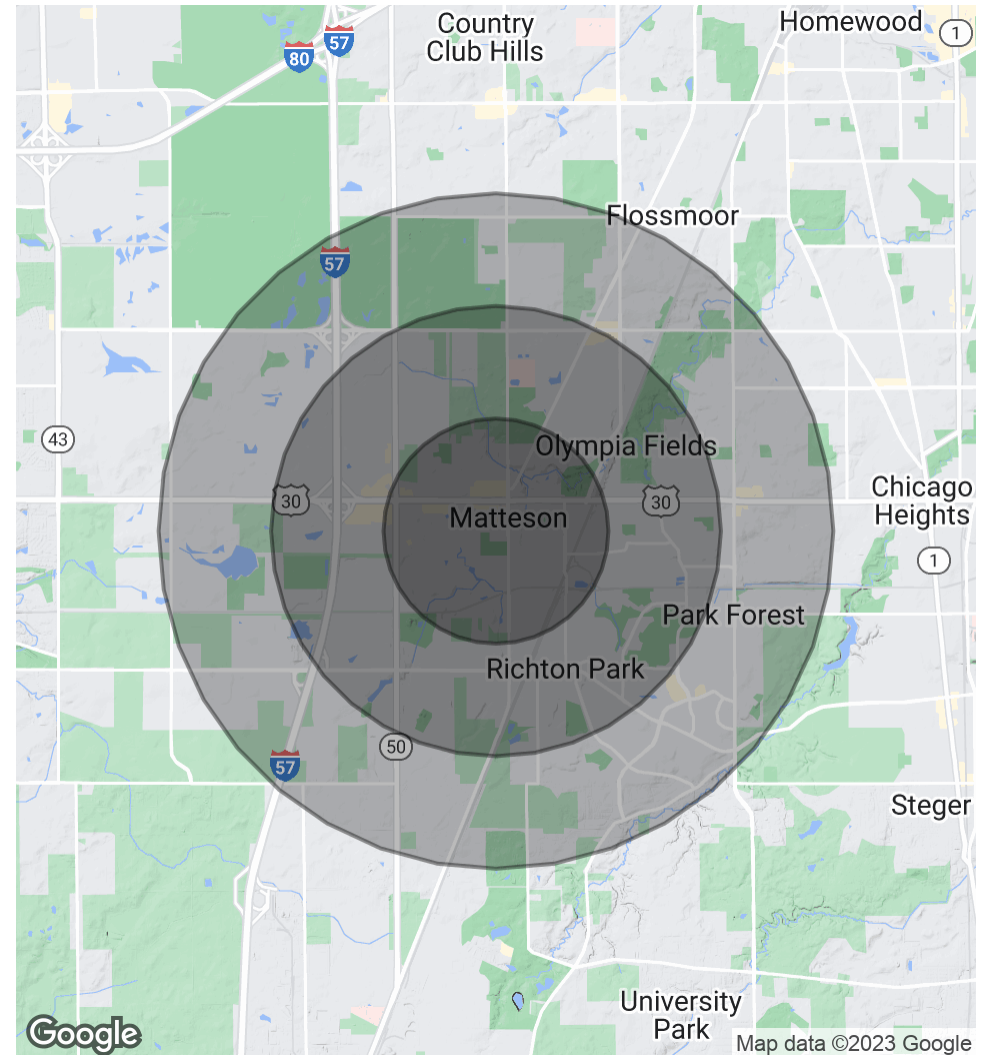
SECTION 3

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,818	29,601	64,531
Average Age	44.3	41.3	41.1
Average Age (Male)	36.1	36.6	36.8
Average Age (Female)	48.1	45.0	44.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,267	12,626	27,554
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,236	\$76,132	\$74,248
Average House Value	\$142,008	\$156,925	\$150,811

* Demographic data derived from 2020 ACS - US Census



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EDUCATION

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