



RECTORY/OFFICE FOR SALE  
**ST. MICHAEL'S**

1949 W. 48th

**KEVIN ITIMA**

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PROPERTY INFORMATION

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LOCATION INFORMATION

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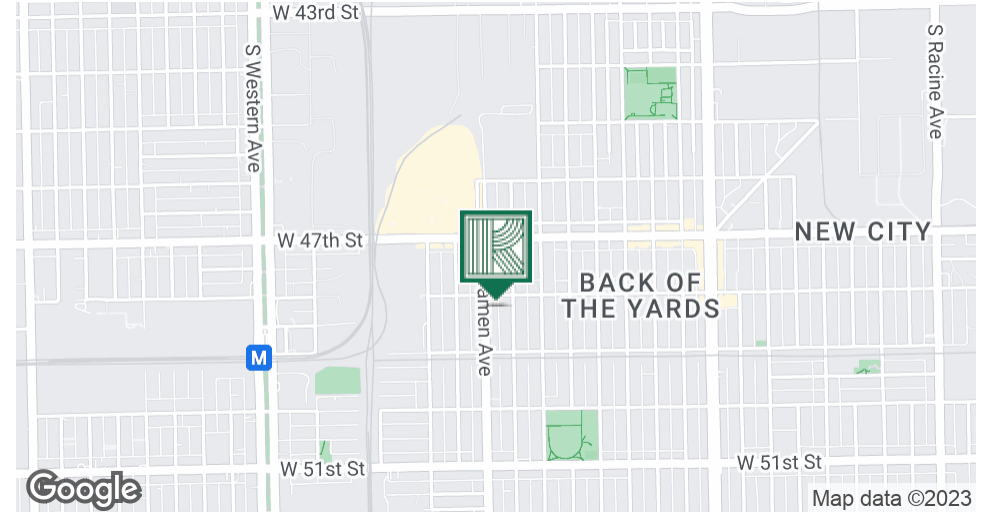
# PROPERTY INFORMATION



SECTION 1

1949 W. 48th | Chicago, IL 60609

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$415,000
Building Size:	8,805 SF
Lot Size:	14,771 SF
Price / SF:	\$47.13
Year Built:	1940
Zoning:	RS-3

## PROPERTY OVERVIEW

Root Realty is pleased to present 1949 W. 48th Street located in the Back of the Yards neighborhood of Chicago, Illinois. This massive corner lot property of a stately building with 3 floors, an attic, a basement, two staircases, two brick balconies, and a large grass lot. Excellent investment opportunity or new brick-and-mortar for an owner-user. Bring your ideas!

Sellers are keeping lots 45 and 44. Lot 45 & 45 lot dimensions - 48x124.65 Total size - 5983.2. This will reduce the property lot size to 14,771.03



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# PROPERTY DETAILS & HIGHLIGHTS



Building Name	St. Michael's
Property Type	Rectory/Office
Lot Dimensions	166.5x124.6
APN	20-07-208-001-0000
Building Size	8,805 SF
Lot Size	14,771 SF
Year Built	1940
Number of Floors	3

- 1st Floor - 1 Living room, 1 Den, 2 Dining Rooms, 1 Kitchen, 2 Offices, 1 Walk-in Pantry
- 1 Restroom - 4 Toilet stalls, 1 Half Bath
- 2nd Floor - 7 Bedrooms, 2 Offices, 1 Den
- 1 Restroom, 4 toilet stalls, 1 Bathroom - 2 Bathtubs, 1 Shower Stall
- 3rd Floor - 15 Bedrooms, 1 Restroom - 4 Toilet Stalls, 1 Shower Stall
- 1 Bathroom - 1 Shower Stall, 2 Bathtubs, 2 Shower Stalls

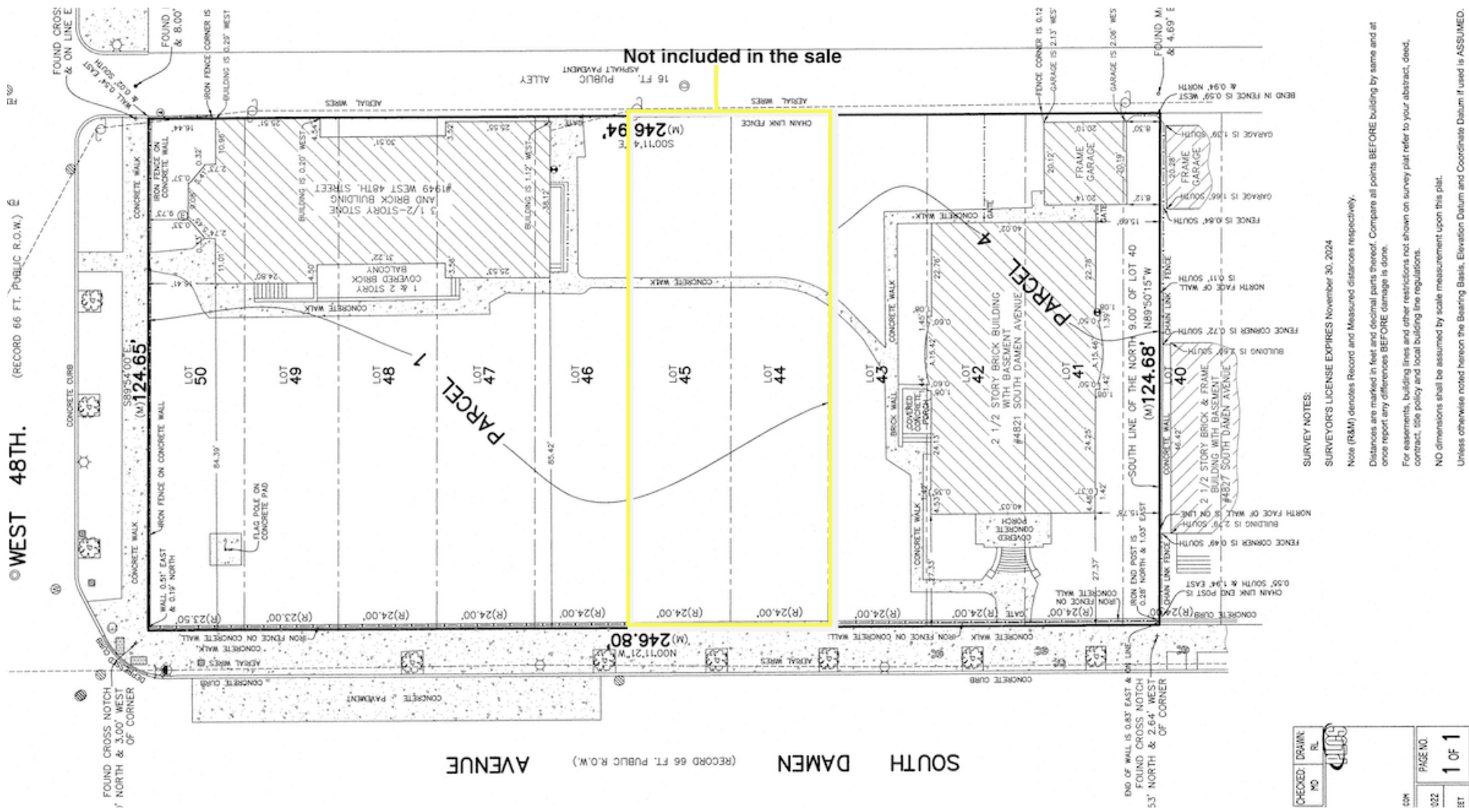


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# ADDITIONAL PHOTOS



# SURVEY



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**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted herein the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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# LOCATION INFORMATION

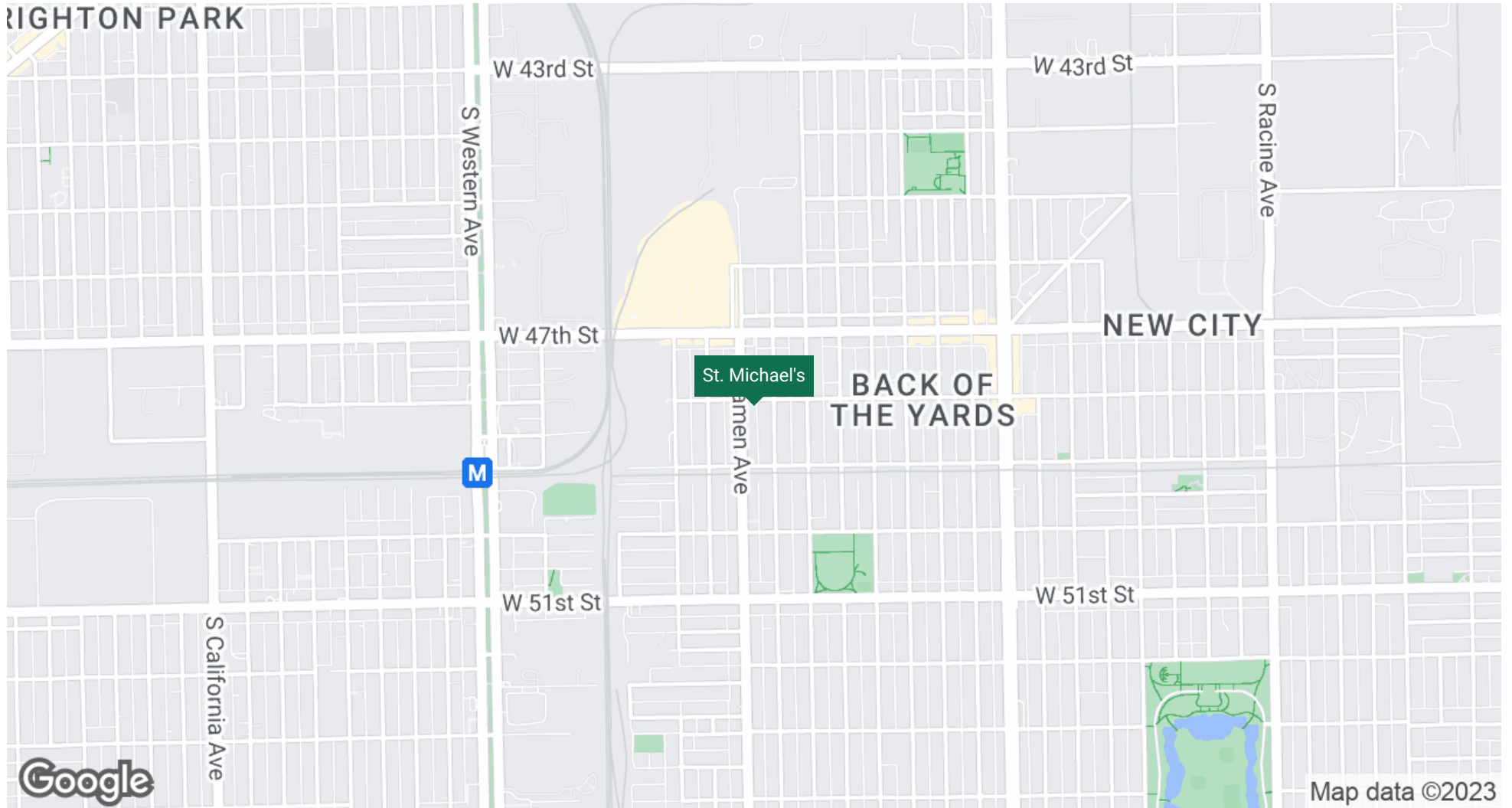


SECTION 2



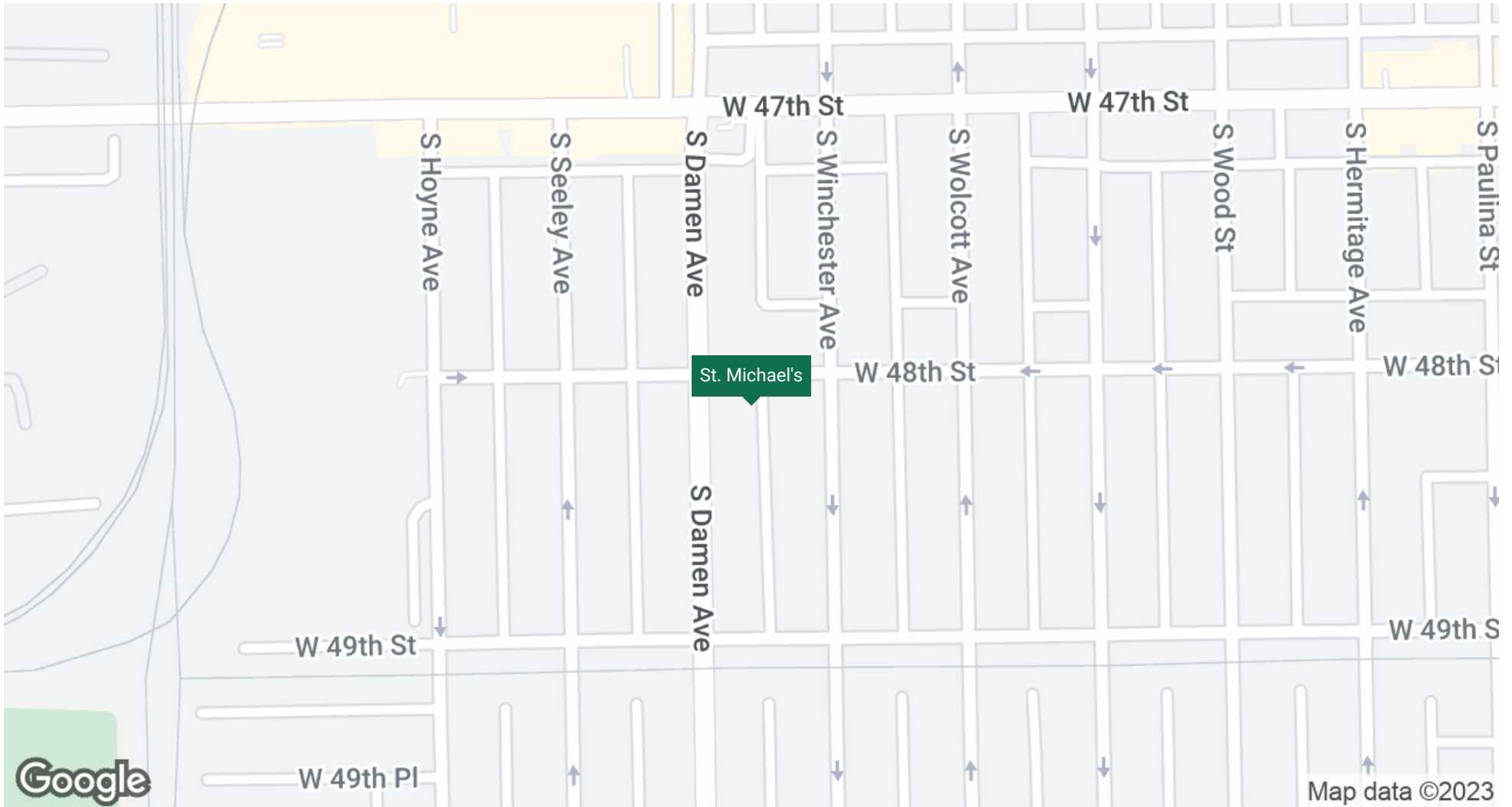
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# REGIONAL MAP



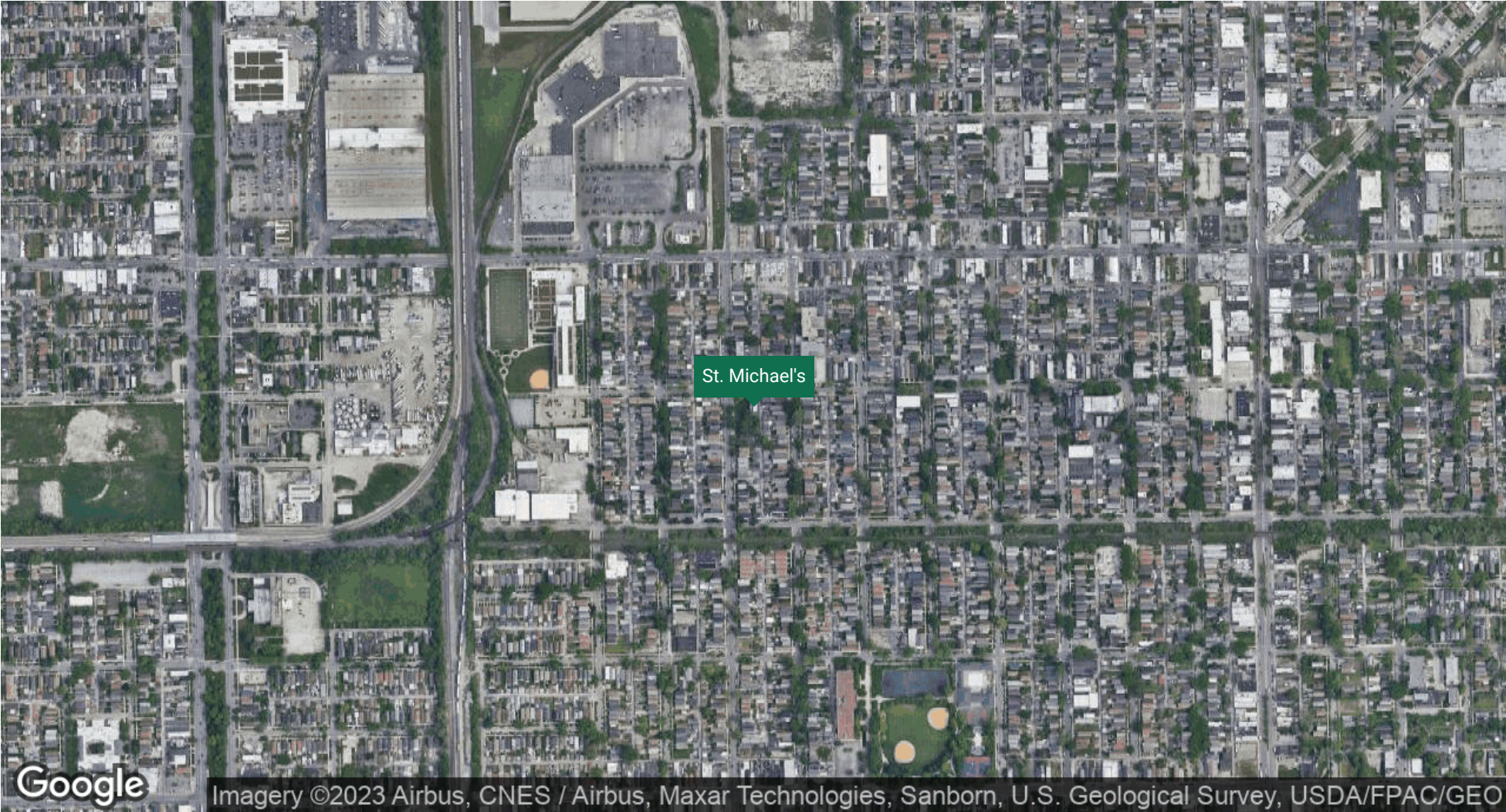
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# LOCATION MAP



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# AERIAL MAP



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# CONTACT



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