

CHURCH/EDUCATIONAL PROPERTY FOR SALE

15,000 ± SF | 0.74 ± ACRES

FOUNDRY
COMMERCIAL



205 E 10TH STREET, STERLING, IL 61081

ASKING PRICE: \$490,000 \$395,000

PROPERTY DESCRIPTION

- » 12,600± SF church/educational building and 2,400± SF parsonage
- » Church building includes:
 - » Sanctuary seats 200±
 - » Small balcony area
 - » 7± classrooms
- » Education building includes:
 - » Fellowship Hall
 - » Kitchen with serving counter
 - » Multiple offices
 - » 3 classrooms
- » Parsonage includes a living & dining room, kitchen, bedrooms, laundry room, and an unfinished basement
- » Good access to I-88 and approximately 1 mile from Sterling High School
- » Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction

PARCEL ID	1121262014
COUNTY	Whiteside
CURRENT USE	Religious/Educational
ZONING	Sr-8 Single-Family Residential
# OF BUILDINGS	2
TOTAL BUILDING SF	15,000 ± SF
ACREAGE	0.74 ± AC
PARKING	28 ± in adjacent lot
SANCTUARY SEATING CAPACITY	200±

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
407.540.7718
matt.messier@foundrycommercial.com

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IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
lkh@midwestcre.com



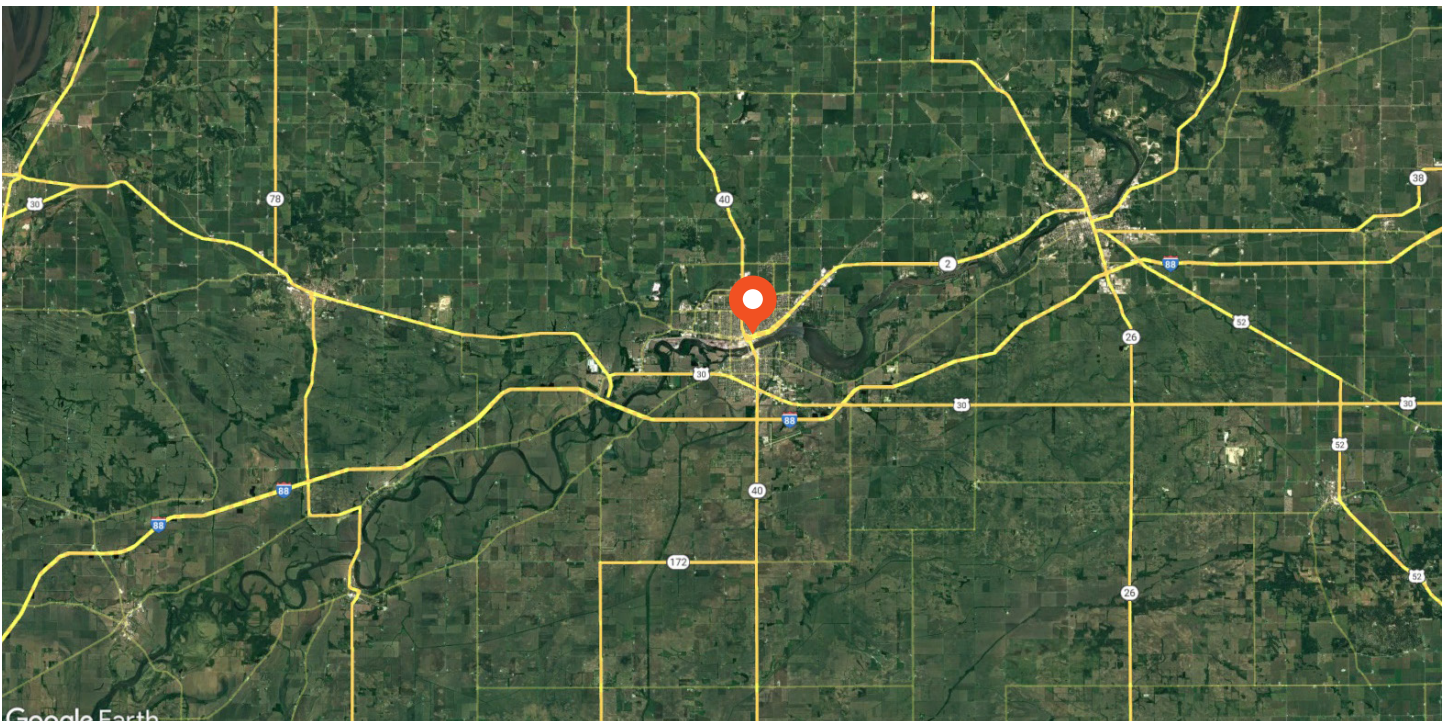
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AERIAL & PROPERTY OUTLINE



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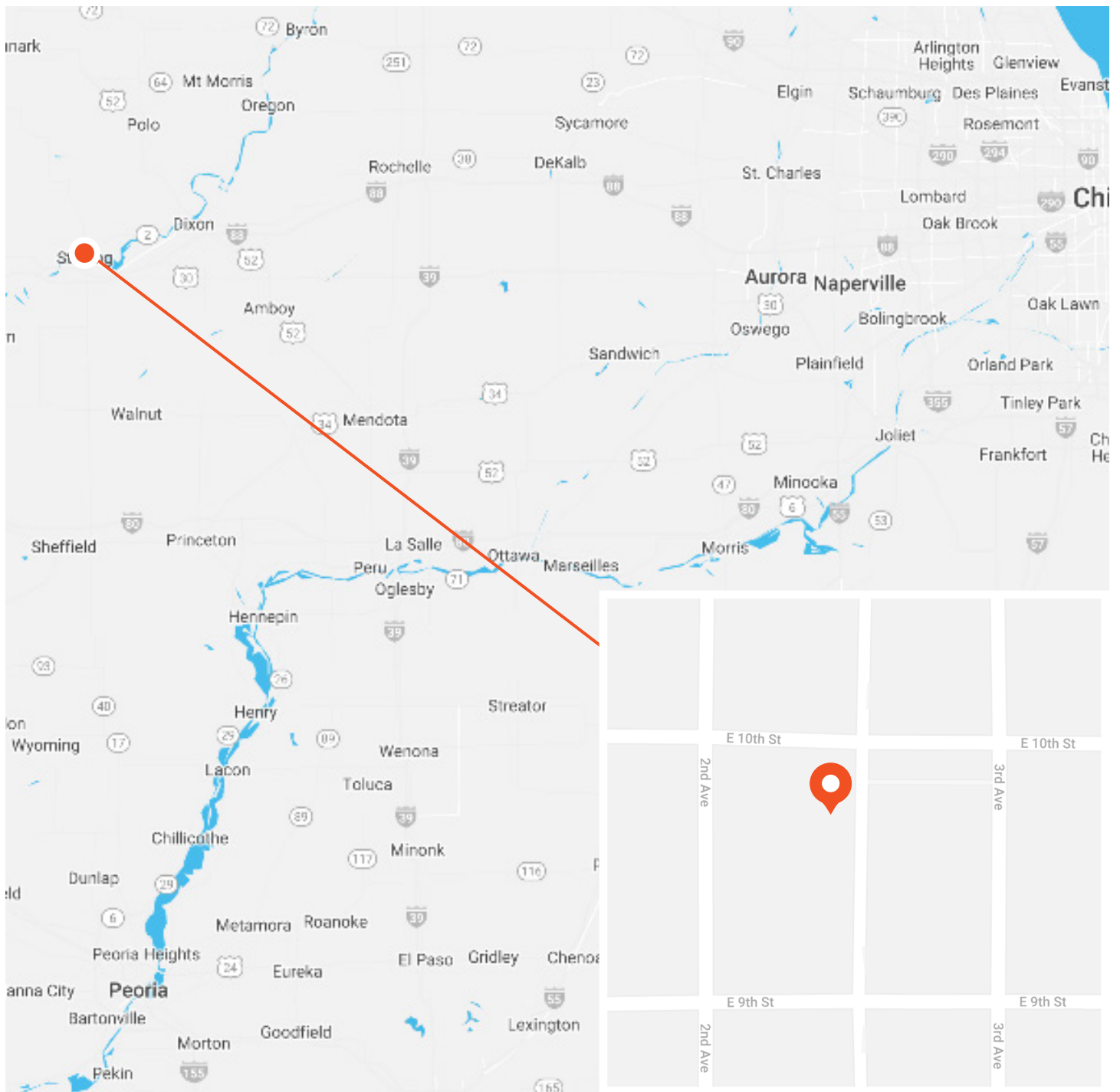
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LOCATION



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PROPERTY PHOTOS



CHURCH EXTERIOR



CHURCH & PARSONAGE EXTERIOR



SANCTUARY



KITCHEN



FELLOWSHIP HALL



OFFICE

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PARSONAGE EXTERIOR



KITCHEN



LIVING SPACE



DINING ROOM



BATHROOM



SHED

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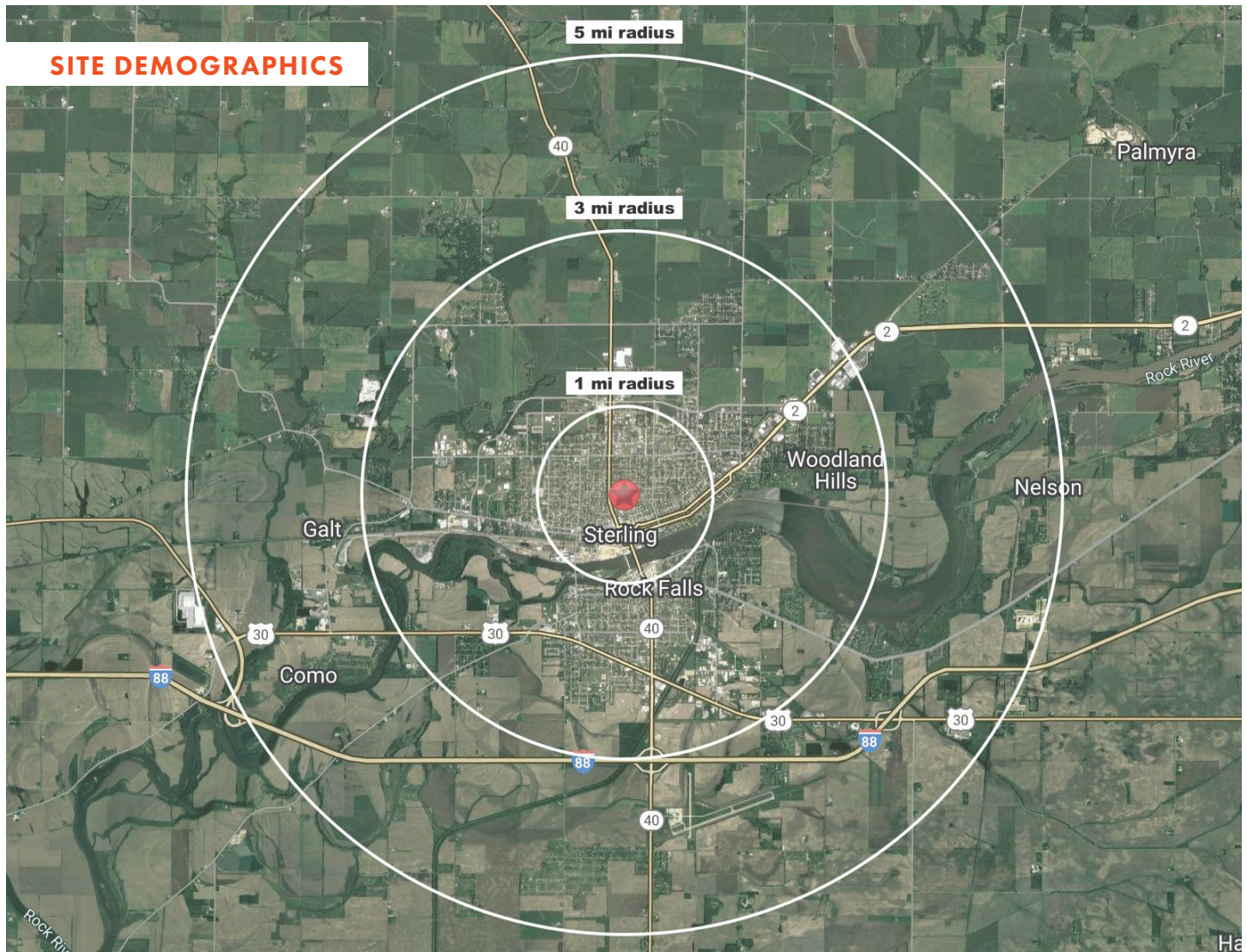
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SITE DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<p>9,791 ESTIMATED POPULATION 2028</p>	<p>25,550 ESTIMATED POPULATION 2028</p>	<p>29,679 ESTIMATED POPULATION 2028</p>
<p>37.4 MEDIAN AGE</p>	<p>40.4 MEDIAN AGE</p>	<p>41.0 MEDIAN AGE</p>
<p>\$89,938 MEDIAN HOME VALUE 2023</p>	<p>\$103,935 MEDIAN HOME VALUE 2023</p>	<p>\$111,381 MEDIAN HOME VALUE 2023</p>
<p>4,527 TOTAL EMPLOYEES</p>	<p>13,873 TOTAL EMPLOYEES</p>	<p>14,618 TOTAL EMPLOYEES</p>

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