

OFFERING MEMORANDUM

Former School Building and Adjacent Vacant Land

819 & 831-847 N. Leamington Avenue // Chicago, IL 60651



OFFERED BY:

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Offering Summary

Baum Realty Group ("Baum Realty") has been exclusively retained to offer for sale 819 & 831-847 N. Leamington Avenue in Chicago, IL ("the Property"). The Property offers a move-in-ready school building with a full height gymnasium and paved parking lot, and an adjacent vacant land parcel.

The School Building is a ±26,886 SF part one-story and part two-story masonry constructed building with a small basement. The building is efficiently laid out with a traditional multi-story classroom configuration alongside a full height, high ceiling gymnasium.

To the north of the school building and parking lot, there is an additional 27,566 SF of unimproved land, which provides optionality for the school in terms of additional development, parking, or potential playground space. In total, the Property contains roughly 49,546 SF (1.14 acres) of land area and 26,886 SF of building area. The Property is located just north of Chicago Avenue in Chicago's Austin neighborhood and is zoned B3-1 (School Building & Parking Lot) & RS-3 (Vacant Land).

ASKING PRICE:

\$1,250,000

PROPERTY HIGHLIGHTS

- ▶ ±49,546 SF site improved with a part single-story, part two-story school building totaling approximately 26,886 SF and a gated parking lot of approximately 4,500 SF
- ▶ Gymnasium in the school building boasts high ceilings and includes a full basketball court and bleachers
- ▶ Generously sized classrooms and offices throughout the school building
- ▶ Existing gated and secured parking lot adjacent to the building, with ability to expand
- ▶ Zoned B3-1 (School Building & Parking Lot) & RS-3 (Vacant Land)
- ▶ Located in Chicago's Austin neighborhood on the city's west side, situated in a dense residential area
- ▶ The Property includes approximately 27,566 SF of unimproved land that is prime for redevelopment and could make great use as a playground space, additional parking or development opportunity to complement the adjacent School Building.



PROPERTY DESCRIPTION

Address: 819 & 831-847 N. Leamington Avenue, Chicago, IL 60651

County: Cook County

Neighborhood(s): Austin

Total Building Area: ±26,886 square feet

Total Land Area: ±49,546 square feet (1.14 acres)

Zoning: B3-1 (School & Parking Lot) & RS-3 (Vacant Land)

PINs: 16-04-424-004, 16-04-424-005, 16-04-424-006, 16-04-424-007, 16-04-424-008, 16-04-424-009, 16-24-424-010, 16-04-424-031 (partial)

2023 Taxes: N/A (Exempt)



Please note that all square footages referenced herein are estimates based on available public data and satellite imagery.

EXTERIOR PHOTOS



School Building - Leamington Avenue Frontage



School Building - Leamington Avenue Frontage

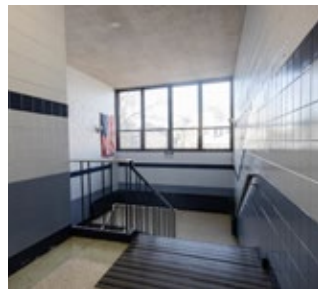
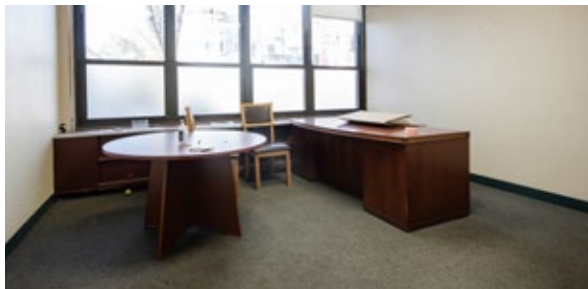


Parking Lot

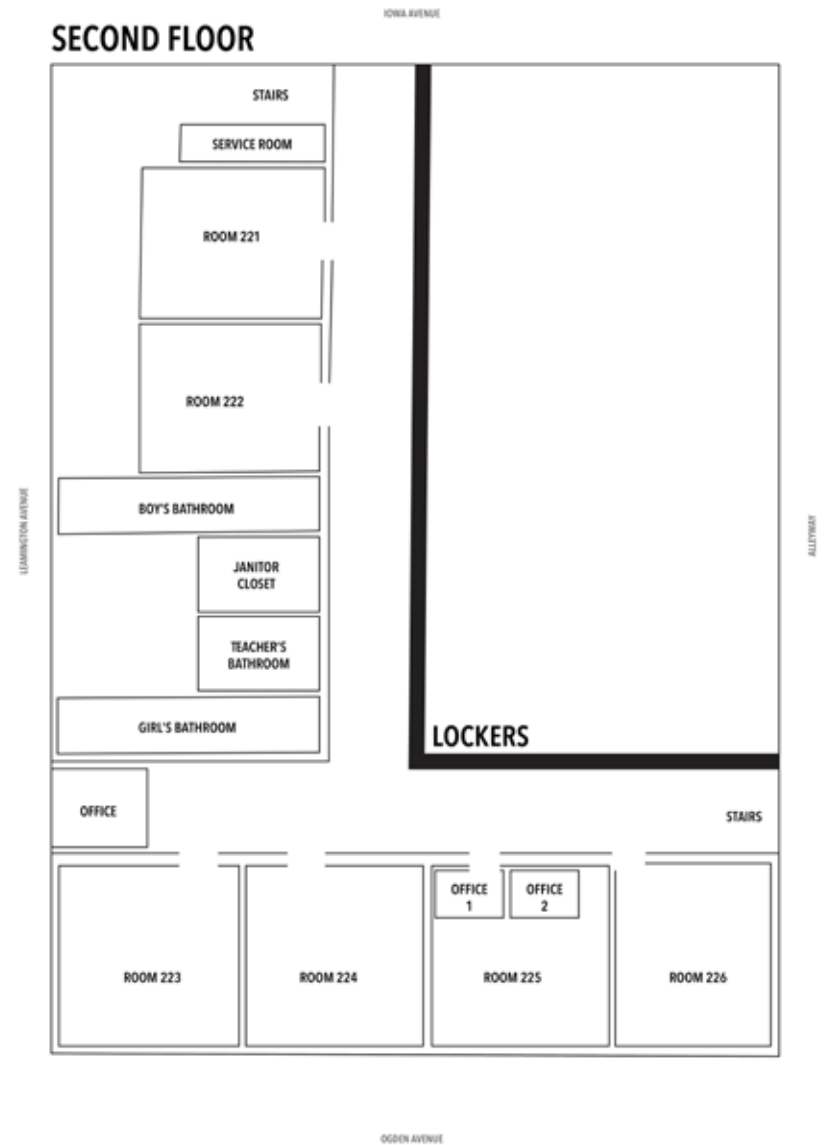
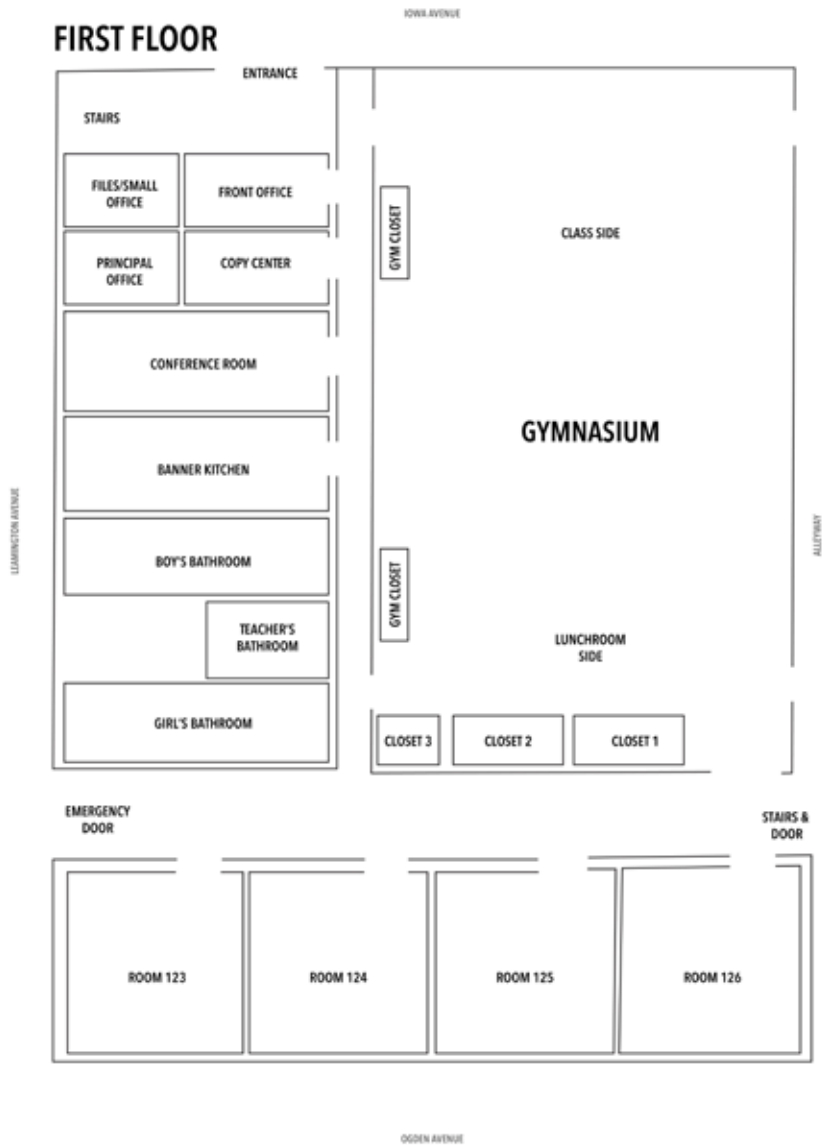


Vacant Land

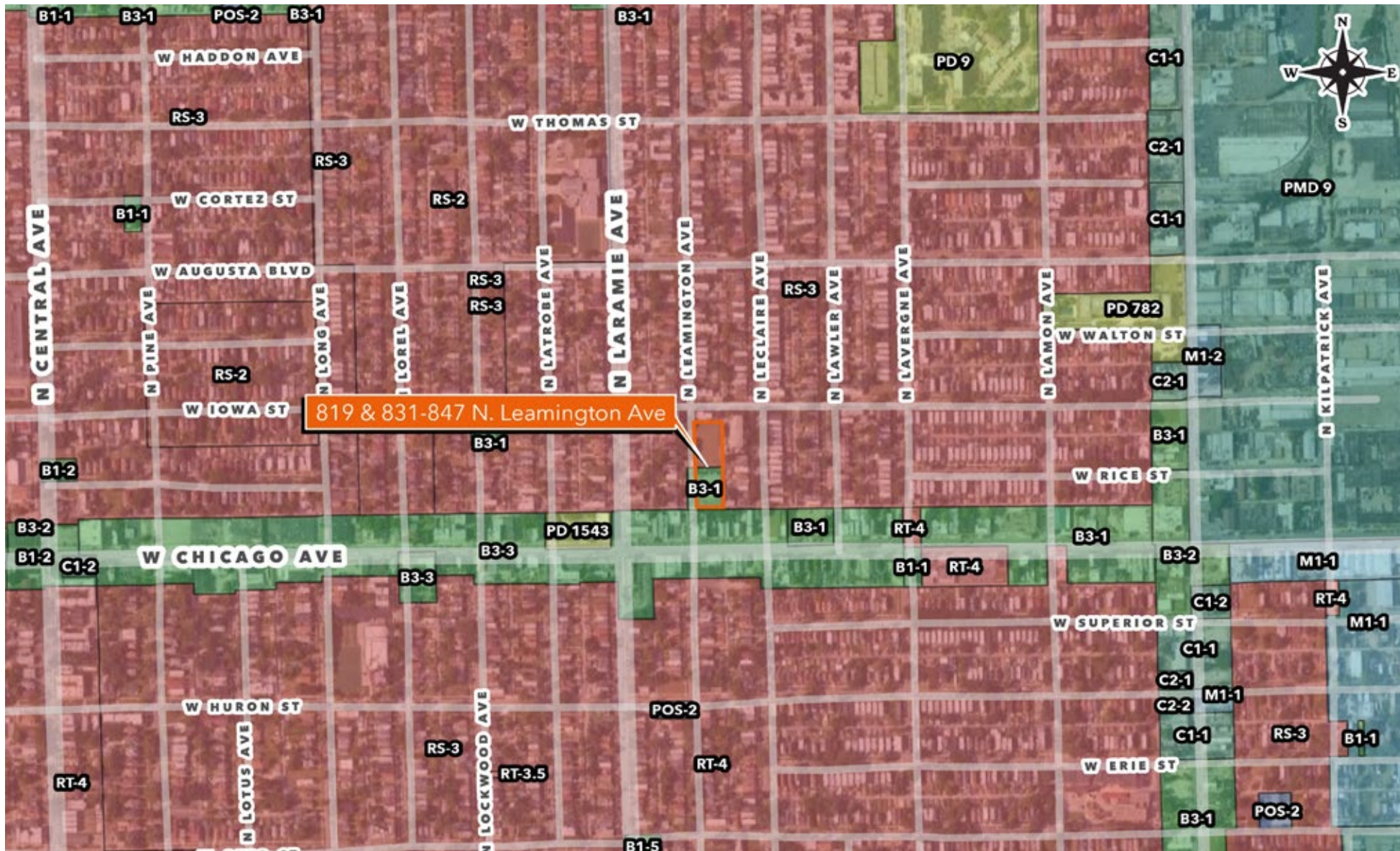
SCHOOL BUILDING - INTERIOR PHOTOS

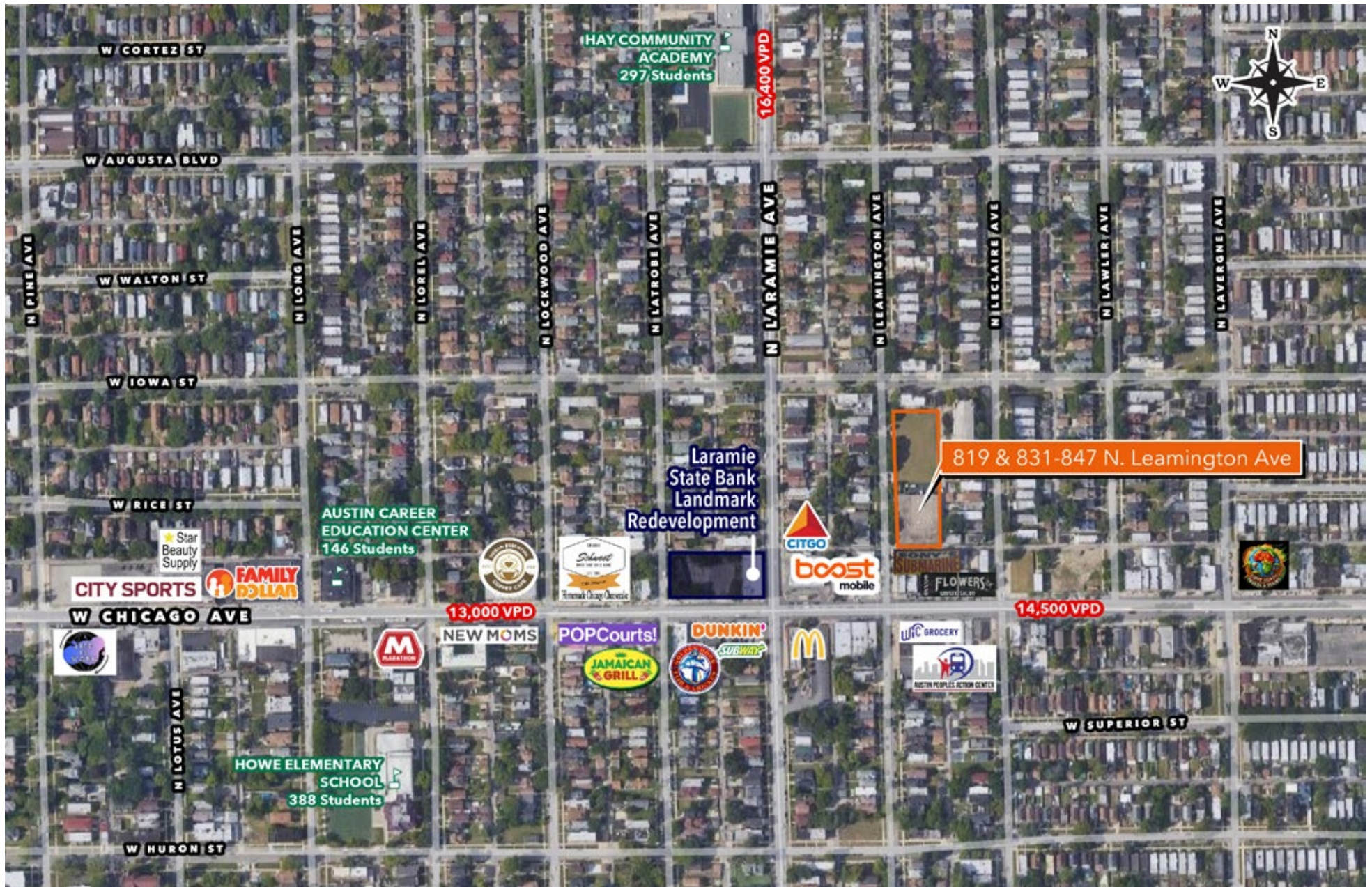


FLOOR PLAN - SCHOOL BUILDING



ZONING MAP





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