

405 S. Westmore Avenue, Lombard

Specifications and Additional Information

- **Prominent corner location in Lombard**
- **All brick institutional/church property**
- **Established community presence since the 1950s**
- **Approximately 4,671 square feet of finished heated space**
- **Additional storage and utility areas**
- **Lot size approximately 99 x 194**
- **19 on site parking spaces**
- **Sanctuary with 22 pews seating approximately 5 to 6 people each**
- **Furnished altar area included**
- **Organ included**
- **Piano included**
- **Media screen and sound system included**
- **Glass enclosed foyer/stair area with natural light**
- **Office space and additional storage areas**
- **Finished lower level with multiple gathering/fellowship areas**
- **Two bathrooms**
- **Fully equipped kitchen**
- **Kitchen includes two ovens with exhaust system**
- **Microwave, refrigerator, coffee machine, dishes, and serving items included**
- **Small attic storage space**
- **Furnace replaced in 2014**
- **Central air replaced in 2014**
- **100 amp electrical service**
- **Excellent opportunity for church, ministry, nonprofit, educational, or community use**
- **Property conveyed as is**

Disclaimer: Property information is based on the seller's best knowledge and available records. Accuracy is not guaranteed, and buyers should verify all information to their satisfaction.





TOTAL: 3780 sq. ft

1st floor: 1737 sq. ft, 2nd floor: 2043 sq. ft
 EXCLUDED AREAS: ROOM: 189 sq. ft, UTILITY: 161 sq. ft, STORAGE: 46 sq. ft,
 SCREENED PORCH: 152 sq. ft, PORCH: 177 sq. ft, WALLS: 225 sq. ft

Instut/To DevelopStatus: **NEW**Area: **148**Address: **405 S Westmore-Meyers Ave , Lombard, IL 60148**Directions: **On East side of Westmore-Meyers between Roosevelt Rd. and Saint Charles Rd.**MLS #: **12646186**List Date: **05/27/2026**List Dt Rec: **05/27/2026**List Price: **\$825,000**Orig List Price: **\$825,000**

Sold Price:

Closed:
Off Mkt:
Township: **York**Lst. Mkt. Time: **1**
Contract:
Concessions:
Unincorporated: **No**Rented Price:
Lease SF/Y:
Mthly. Rnt. Price:
Ann. Passthru. \$/SF:
County: **DuPage**
PIN #: **0609310001**
Multiple PINs: **No**Year Built: **1955**
Subtype: **Religious Institutions**
Zoning Type: **Multi-Family**
Waterfront: **No**
Actual Zoning: **R-4**Blt Before 78: **Yes**
Stories: **1**Estimated Cam/Sf:
Relist:
Est. Tax per SF/Y:
Lease Type:Approx Total Bldg SF: **4671**
Lot Dimensions: **99x194**
List Price Per SF: **\$351.81**Use:
Unit SF: **2345**
Land SF: **19206**
Acreage: **0.44**
Sold Price Per SF: **\$0**

Remarks: **Unique opportunity to acquire a well maintained all brick institutional property in the heart of Lombard that has served the community from this location since the 1950s. Perfectly positioned on a well traveled corridor with a blend of residential and commercial surroundings, this turnkey property is ready for its next chapter and ideal for continued assembly or worship use. The main level features a fully furnished sanctuary with 22 pews seating approximately 5 to 6 people each, a furnished altar area, organ, piano, media screen, sound system, office space, and additional storage. A welcoming glass enclosed foyer provides convenient rear access from the parking area in addition to the traditional front entrance. The finished lower level offers exceptional flexibility with a fully equipped kitchen including two ovens with exhaust vents, microwave, refrigerator, coffee machine, dishes, gathering areas, two bathrooms, and multiple entrances/exits for functionality and safety. Approximately 4,671 square feet of finished and heated space including the lower level, plus additional utility and storage areas. Situated on an approximately 99 x 194 lot with 19 parking spaces, attractive green space, and excellent accessibility to major highways, Metra train service, and all that Lombard and the western suburbs of Chicago have to offer. Additional highlights include furnace and central air installed in 2014, 100 amp electrical service, and an exceptionally clean and well cared for interior ready for immediate use. Property is being conveyed as is.**

Approximate Age: **Older**
Type Ownership: **Other/Unknown**
Frontage/Access: **Public Road**
Current Use: **Place of Worship**
Potential Use: **Commercial, Residential-Multi-Family, Residential-Single Family, Office/Medical**
Known Encumbrances:
Client Needs:
Client Will:
Geographic Locale: **East/West Corridor**
Location: **Corner, High Traffic Area**
Amenities:

Construction: **Brick, Concrete**
Exterior: **Brick**
Foundation: **Concrete**
Docks/Delivery:
Misc. Outside:
Parking Spaces: **19**
Indoor Parking:
Outdoor Parking: **19-30 Spaces**
Parking Ratio:
Misc. Inside: **Air Conditioning, Accessible Entrance**
Air Cond: **Central Air**
Electricity:

Heat/Ventilation: **Forced Air, Gas**
Fire Protection:
Utilities To Site:
Tenant Pays:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Financial InformationTotal Annual Income: **\$0**
Real Estate Taxes: **\$0**Annual Net Oper Income: **\$0**
Tax Year: **2025**
Expense Year:Net Oper Income Year:
Total Annual Expenses: **\$0**Broker: **Platinum Partners Realtors (27944) / (630) 376-4401**List Broker: **Paul Baker (232175) / (630) 399-2614 / soldbybaker@gmail.com**CoList Broker: **Jodee Baker (235432) / (630) 222-2614**

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12646186

Prepared By: Paul Baker | Platinum Partners Realtors | 05/27/2026 01:39 PM



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VILLAGE OF LOMBARD

The Village of Lombard is a community with much to offer. With beautiful parks, rich historic sites and museums, and a wide variety of shopping, dining and entertainment choices, there's something for everyone to enjoy. Lombard's Metra commuter rail station allows for a quick trip to downtown Chicago. Just 17 miles from O'Hare International Airport, Lombard is also convenient to major highways.

Living in Lombard offers residents an urban suburban mix feel and most residents own their homes. In Lombard there are a lot of bars, restaurants, coffee shops, and parks. The public schools in Lombard are highly rated.

**yorktown
shopping center.**



lilacia park.



**madison meadow
athletic center.**



parks & trails.



bars & restaurants.



annual events.

DUPAGE COUNTY

