



# Offering Memorandum



## St. Ambrose Campus

1000 E 47TH STREET, CHICAGO, IL 60653



## PROPERTY SUMMARY

### ST. AMBROSE CAMPUS

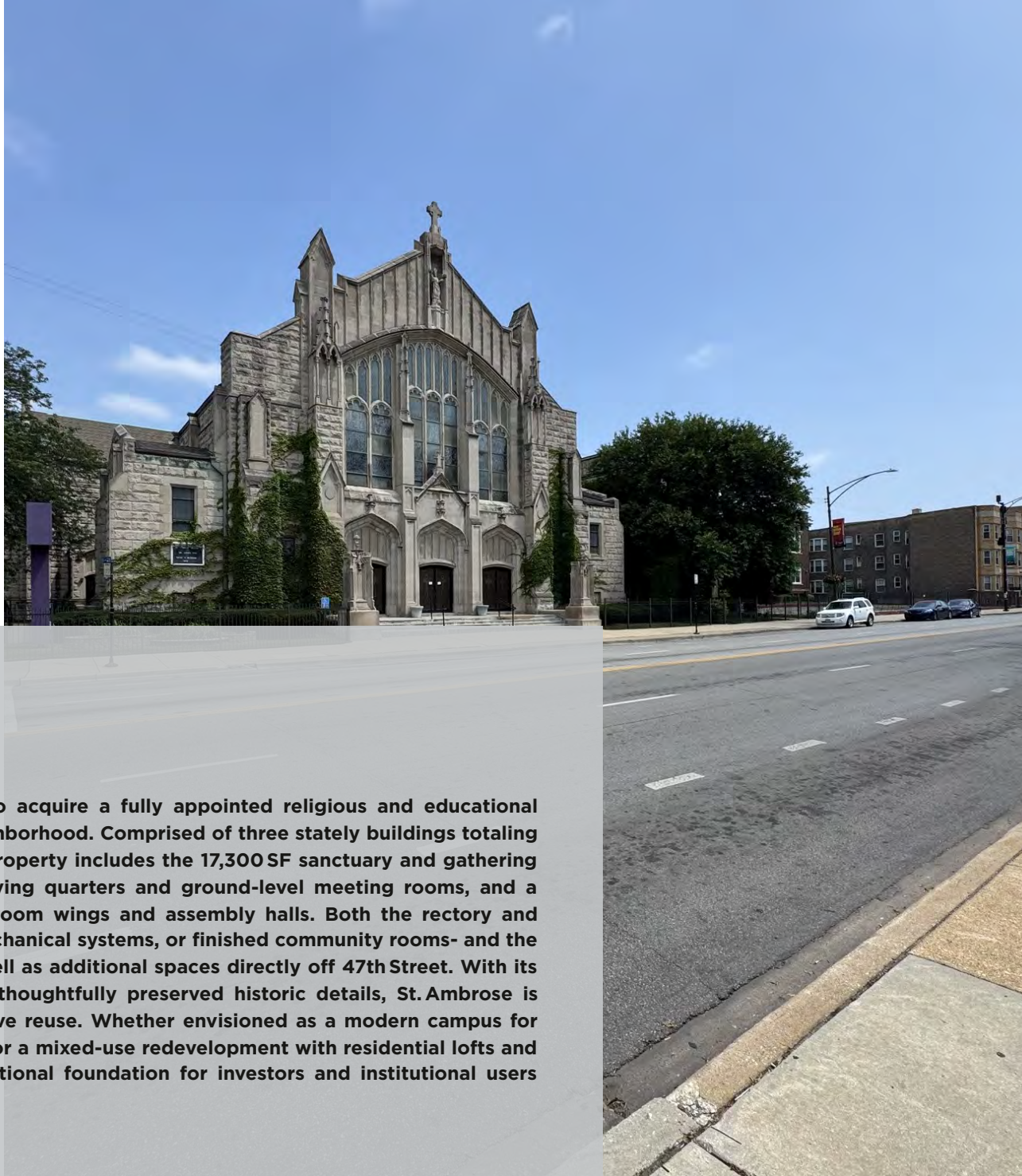
1000 E 47TH STREET  
CHICAGO, IL 60653

#### OFFERING SUMMARY

SALE PRICE:	\$2,750,000
BUILDING SIZE:	48,700 SF
ZONING:	C1-2
LOT SIZE:	58,770 SF
PRICE / SF:	\$56.47

## PROPERTY SUMMARY

St. Ambrose Church campus presents a rare opportunity to acquire a fully appointed religious and educational complex in the heart of Chicago's prestigious Kenwood neighborhood. Comprised of three stately buildings totaling approximately 48,700 SF on a generous 58,770 SF lot, the property includes the 17,300 SF sanctuary and gathering spaces of the church, the 11,360 SF rectory with private living quarters and ground-level meeting rooms, and a 20,040 SF former school building offering expansive classroom wings and assembly halls. Both the rectory and school feature full basements—ideal for archival storage, mechanical systems, or finished community rooms- and the site offers secure, off-street parking behind the school as well as additional spaces directly off 47th Street. With its cohesive masonry façades, cathedral-height interiors, and thoughtfully preserved historic details, St. Ambrose is turnkey for congregational use or ready for creative adaptive reuse. Whether envisioned as a modern campus for nonprofit programming, a boutique office and event venue, or a mixed-use redevelopment with residential lofts and street-level retail, the St. Ambrose campus offers an exceptional foundation for investors and institutional users seeking both heritage character and transit-oriented growth.





## PROPERTY HIGHLIGHTS

- Kenwood Neighborhood Location
- Easy Access to Lake Shore Drive & Lakefront Trails and Parks
- Short Walk To CTA Station
- Rare Opportunity to Acquire over an Acre of Land
- Less Than a Mile to University of Chicago
- Surrounded By Retail & Residential
- 1 Mile +/- From Obama Presidential Library



**Short Walk To  
Lakefront Trails**



**Kenwood/Hyde Park  
Location**



**Located Near  
University of Chicago**

## PROPERTY DETAILS

### SALE PRICE

**\$2,750,000**

### LOCATION INFORMATION

BUILDING NAME	St. Ambrose Campus
STREET ADDRESS	1000 E 47th Street
CITY, STATE, ZIP	Chicago, IL 60653
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Kenwood
SIGNAL INTERSECTION	Yes

### BUILDING INFORMATION

BUILDING SIZE	48,700 SF
BUILDING CLASS	C
YEAR BUILT	1906

### PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	Church
ZONING	C1-2
LOT SIZE	58,770 SF
APN #	20-02-317-013-0000
LOT FRONTAGE	308 ft
LOT DEPTH	190 ft

### PARKING & TRANSPORTATION

STREET PARKING	Yes
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## PROPERTY PHOTOS





## EXTERIOR PHOTOS



Church



Rectory Building



Rear of Property



School







## ADDITIONAL PHOTOS





## GREMLEY &amp; BIEDERMANN

A Division of  
PLCS Corporation

LICENSE NO. 04-005532

PROFESSIONAL LAND SURVEYORS

1555 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 885-5102 EMAIL: INFO@PLCS-SURVEY.COM

## ALTA / NSPS Land Title Survey

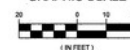
LOT 13 (EXCEPT THE EAST 10 FEET THEREOF) AND ALL OF LOTS 14 TO 18, INCLUSIVE, IN PERRY H. SMITH'S SUBDIVISION OF BLOCK 7 IN THE SUBDIVISION BY THE EXECUTORS OF E. K. HUBBARD OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AREA OF PROPERTY = 58,770 SQ. FT. OR 1.35 ACRES MORE OR LESS

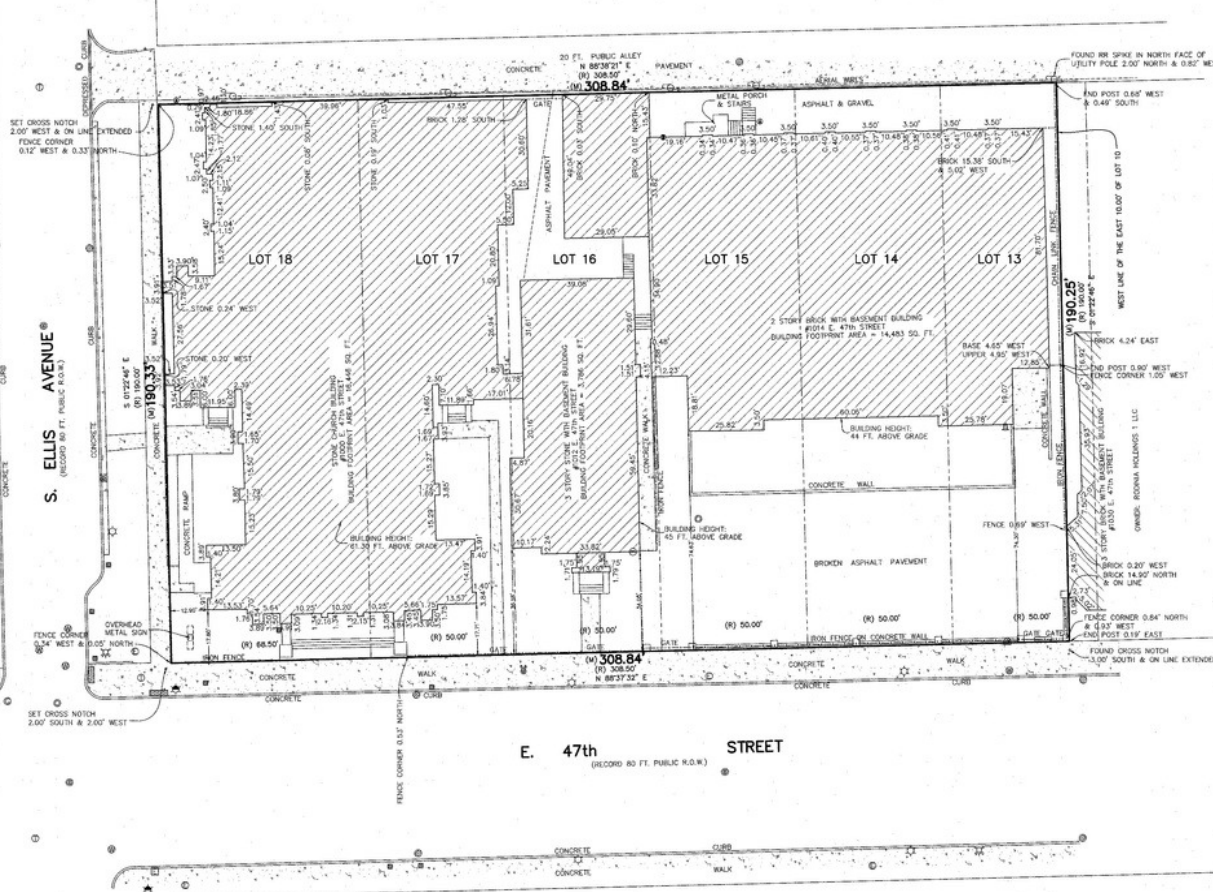
## LEGEND

- Storm CB
- Son Storm Combo MH
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Vault
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Gas Hand Hole
- Gas Meter
- Gas MH
- Sign Post
- Unclassified Monhole
- Auto Sprinkler
- Fire Alarm
- Out Cross

## GRAPHIC SCALE



VICINITY MAP - NOT TO SCALE



## SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

REGARDING TABLE A ITEM 18 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

REGARDING TABLE A ITEM 18 THERE ARE NO OFF-SITE EASEMENTS INDICATED IN PROVIDED TITLE COMMENTARY.

PROPERTY ELIGIBLE WITHIN THE AREA COVERED BY PANEL 1703-C008 WHICH IS NOTED ON THE FLOOD INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS INDEX MAP NUMBER 1703-C008 ON 1703-C008 REVISED SEPTEMBER 10, 2021 AS PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREA.

Note: (RSM) denotes Recount and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once before any difference BEFORE storage in stone.

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

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

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

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## SURVEY NOTE:

THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY  
TITLE COMMITMENT NUMBER: C04H100000LD  
COMMITMENT DATE: NOVEMBER 23, 2021 AS TO MATTERS OF RECORD.

THERE ARE NO PLOTTABLE MATTERS OF SURVEY CONTAINED IN SCHEDULE "B"

REVIEWED WITH TITLE AND REVISED MARCH 1, 2022  
PER ORDER #2022-29910

ORDERED BY: ARCHDIOCESE OF CHICAGO CHECKED: [initials] DRAWN: [initials]

ADDRESS: 600-04 S. 47th STREET

GREMLEY &amp; BIEDERMANN

PLCS CORPORATION

LICENSE NO. 04-005532

PROFESSIONAL LAND SURVEYORS

1555 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 885-5102 EMAIL: INFO@PLCS-SURVEY.COM

DATE: JANUARY 5, 2022

SCALE: 1" = 40' ± 20' FEET

PAGE NO. 1 OF 1

ORDER NO. 2021-29510-001

© 1/24/2022 13:02:11 2021-29510-001 2021-29510-001.dwg

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2022.

DATE OF PLAT MARCH 1, 2022

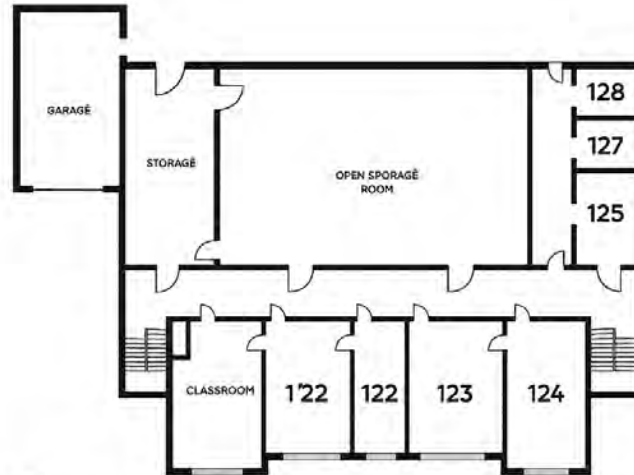
BY: [Signature]

ROBERT G. BIEDERMANN

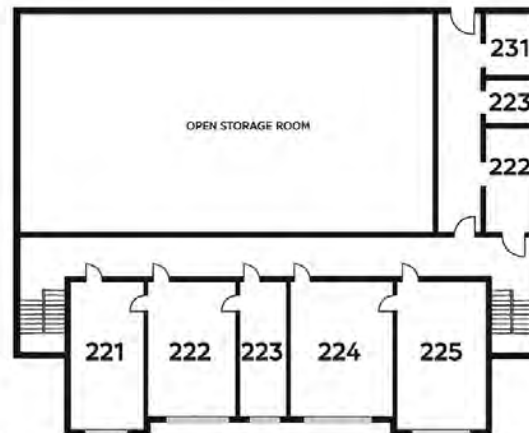
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802







1st floor



2nd floor



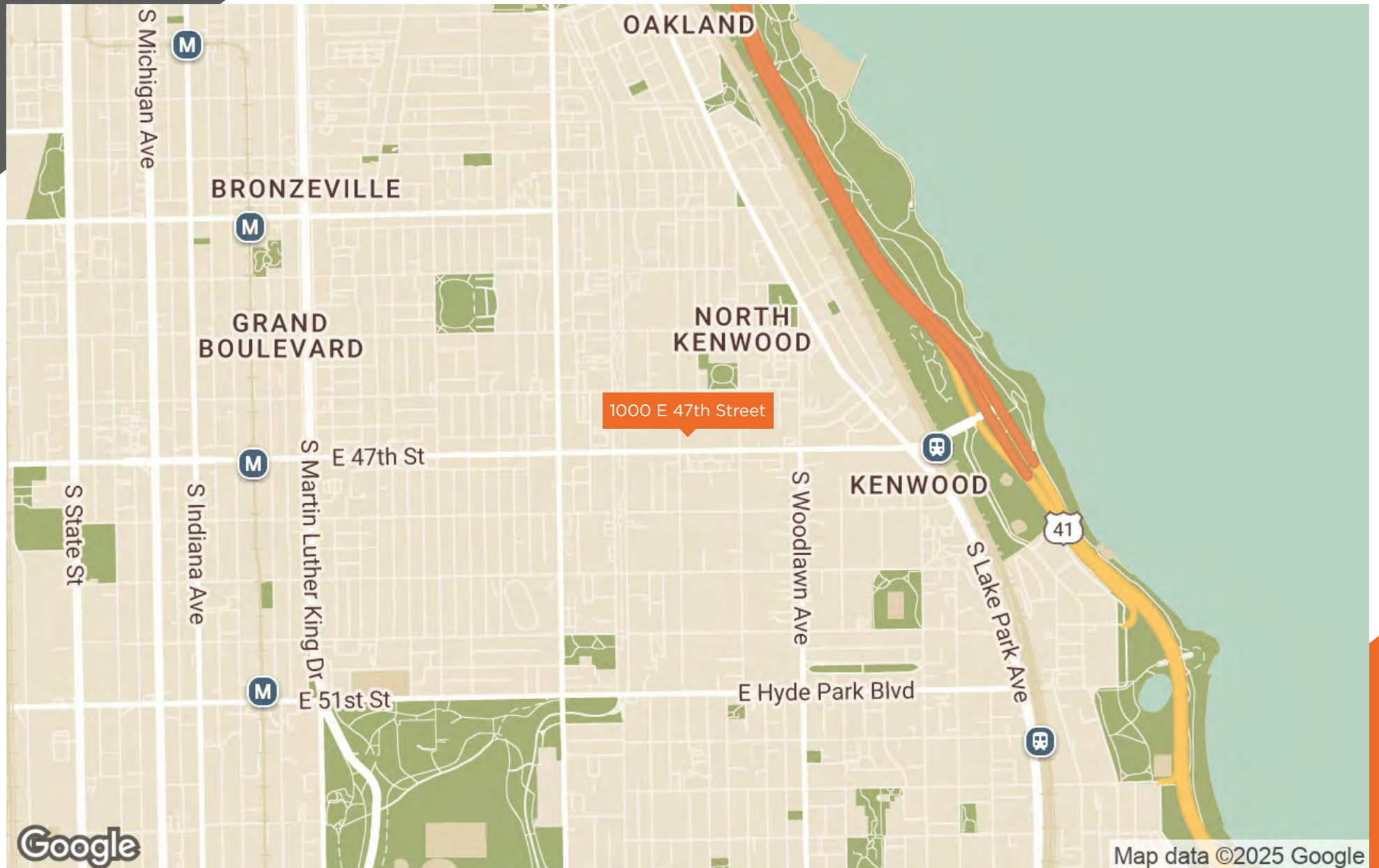
## LOCATION DESCRIPTION

Located at 1000–1012 E. 47th Street, St. Ambrose Church, rectory, and school occupy a premier site on the eastern edge of Chicago’s historic Kenwood neighborhood. Just four blocks from the Lake Michigan shoreline, the property offers effortless access to the lakefront’s parks and trails, while being steps from the CTA #47 and #6 bus routes and less than a mile from the Metra Electric Line’s 51st Street station. This transit-oriented location places both downtown Chicago and the neighboring Hyde Park community within a 15-minute ride, making it ideal for parishioners, students, and visitors alike. Kenwood itself emerged in the late 19th and early 20th centuries as one of the city’s most elegant residential enclaves, renowned for its grand Queen Anne and Georgian Revival homes, many of which still stand within the Kenwood Historic District. Tree-lined boulevards and quiet side streets speak to the neighborhood’s turn-of-the-century pedigree, while nearby green spaces, such as Washington Park and Promontory Point, offer a verdant respite from urban life. The stately architecture of St. Ambrose seamlessly complements this tapestry of historic residences, lending gravitas and continuity to the streetscape. Just south, you’ll find Hyde Park, home to the University of Chicago’s world-class academic and cultural institutions—ranging from the Smart Museum of Art to the Museum of Science and Industry—as well as a lively café and gallery scene. Kenwood’s modern legacy is equally distinguished: Barack and Michelle Obama made their family home here from 2005 until his election to the presidency in 2008, underscoring the neighborhood’s role as both a cradle of community leadership and a timeless urban refuge. Today, St. Ambrose stands at the crossroads of history, faith, and connectivity, ready to serve and inspire the next generation of Chicagoans.



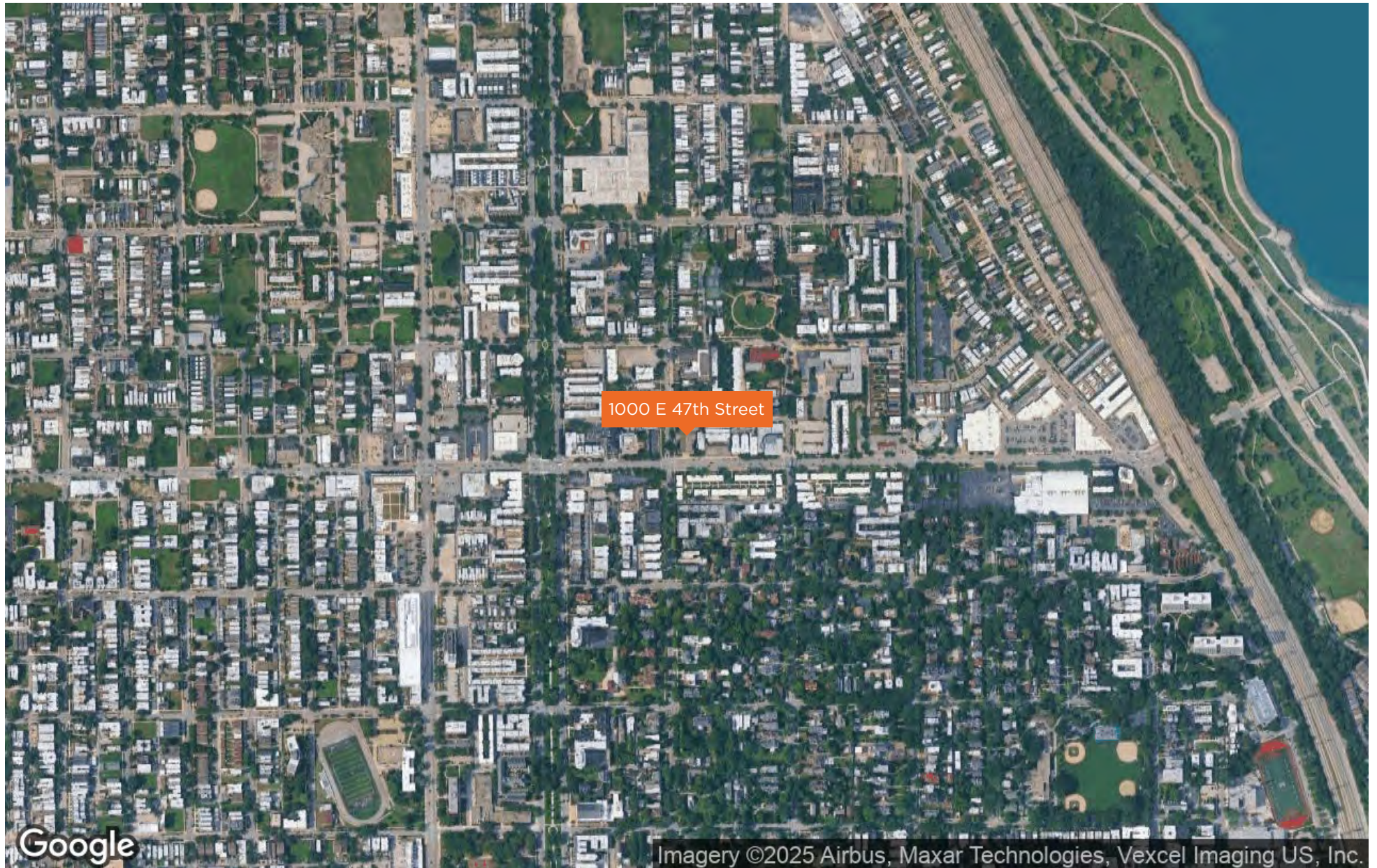


## REGIONAL MAP





## AERIAL MAP





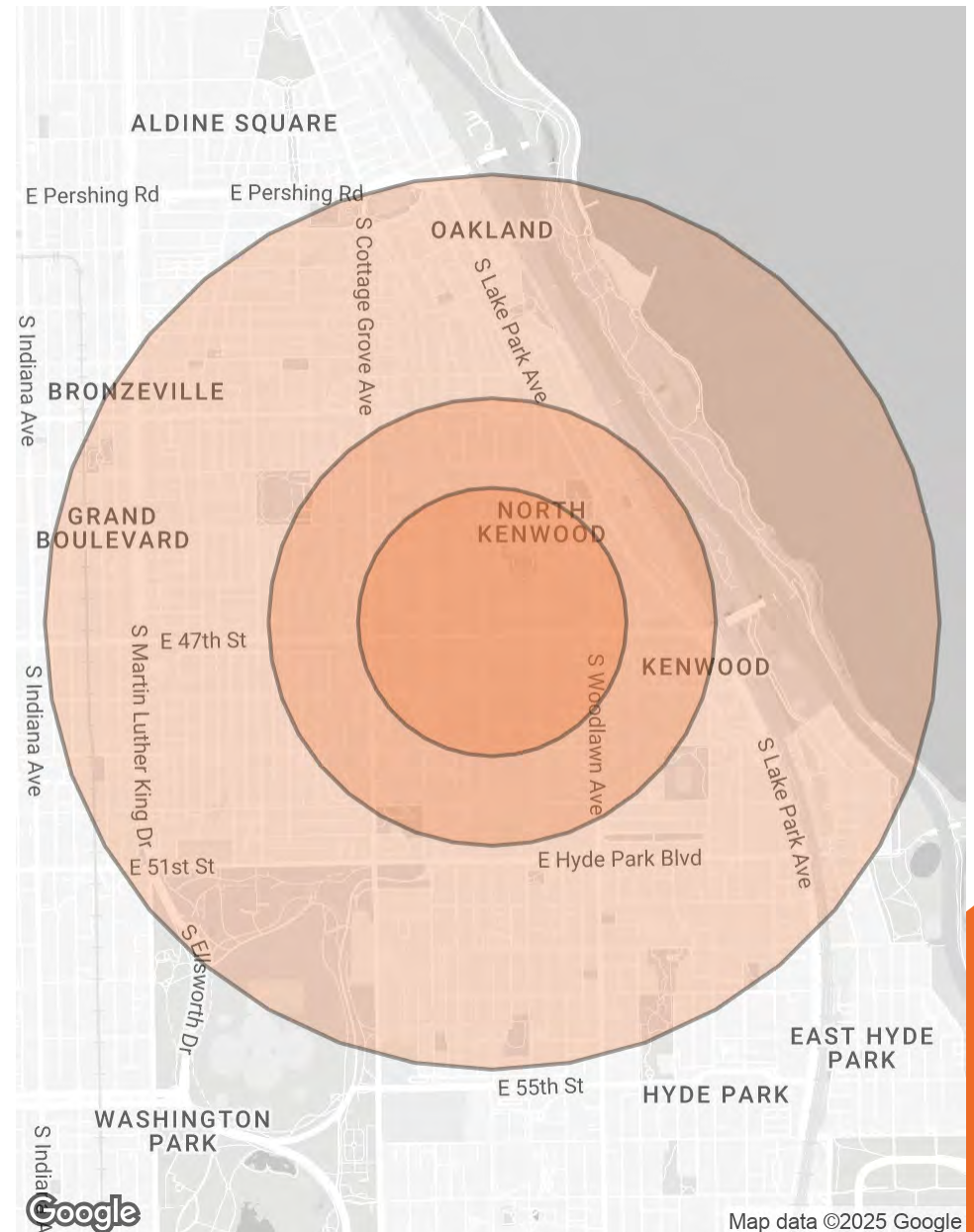
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,034	13,408	46,723
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,056	6,632	23,638
# OF PERSONS PER HH	2	2	2
AVERAGE HH INCOME	\$82,987	\$91,901	\$87,238
AVERAGE HOUSE VALUE	\$619,454	\$599,218	\$490,728

Demographics data derived from AlphaMap





## MEET THE TEAM



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# Kenwood Neighborhood | Chicago

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



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