

Asking price

\$2,350,000

Land Area

0.428 AC

Dual Positioned Offering

Path A: Religious Use

Path B: RT-4 Teardown

OFFERING MEMORANDUM

Religious Facility & RT-4 Redevelopment Opportunity

6045-47 N Rockwell St., Chicago IL 60659

Exclusively Marketed by

Kevin Rocio
Michael Levin
Vickie Soupos

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6045 - 47 N ROCKWELL ST

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Executive Summary

6045-47 N ROCKWELL ST



Property Summary

19,225 SF

TOTAL BUILDING AREA

18,636 SF

LOT SIZE (0.428 AC)

RT-4

ZONING

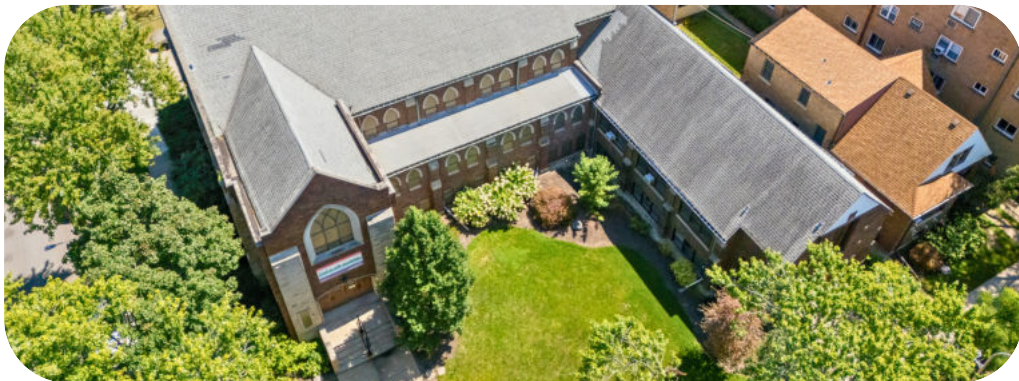
CIRCA 1926

YEAR BUILT

ROC Advisory Group, in cooperation with @properties Commercial and Fulton Grace Realty / Colovos · Soupos Group, is pleased to offer for sale the property located at 6045-47 N. Rockwell Street in the West Ridge neighborhood of Chicago.

The subject is a circa-1926 masonry religious facility with a full lower level and an attached two-story masonry parsonage, totaling approximately 19,225 SF of building area on an 18,636 SF (0.428-acre) lot. The property is zoned RT-4, which permits residential redevelopment by-right and materially broadens the buyer pool beyond religious-use purchasers alone.

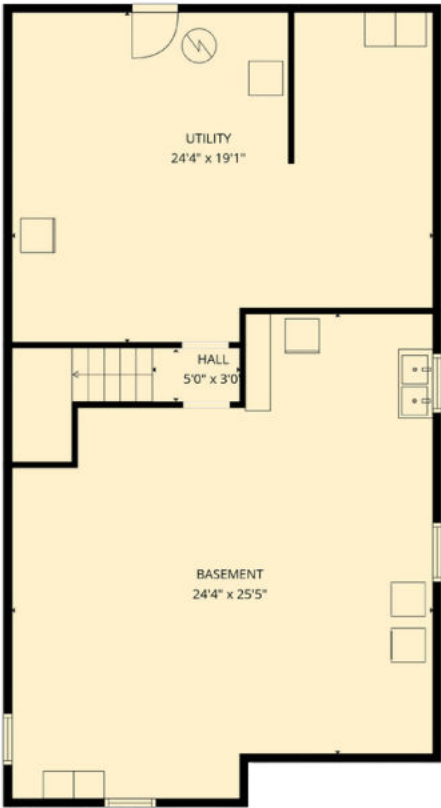
The Seller will consider offers from either (i) a religious or institutional end-user seeking a turnkey facility, or (ii) a developer pursuing a new construction project under the existing RT-4 or an upzone to RM-5.



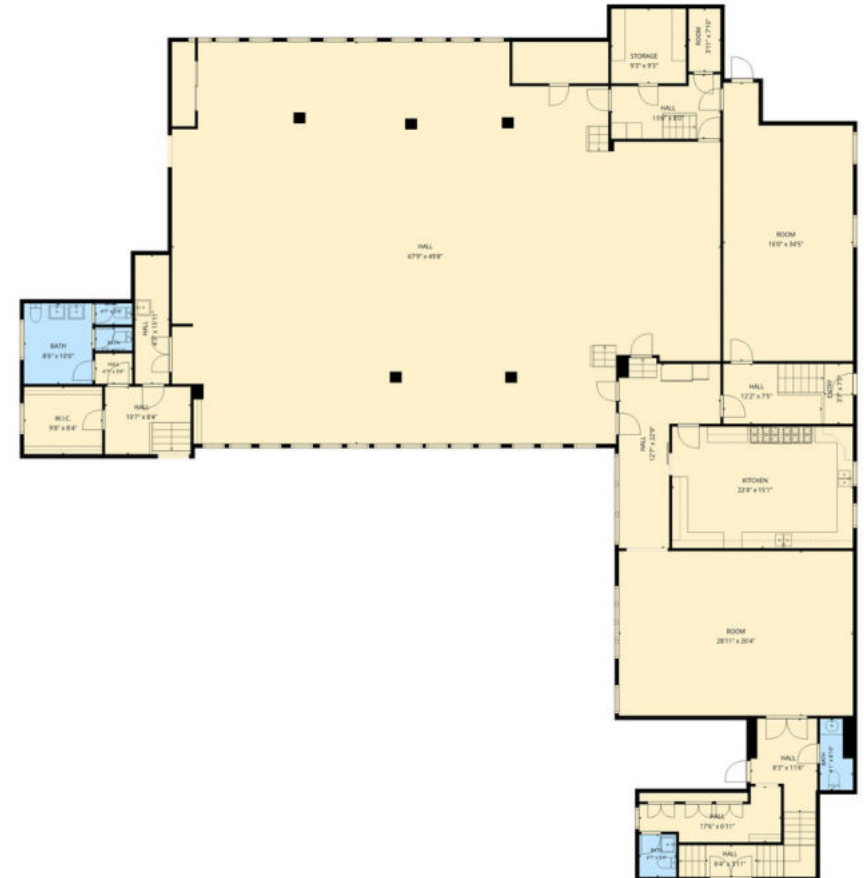
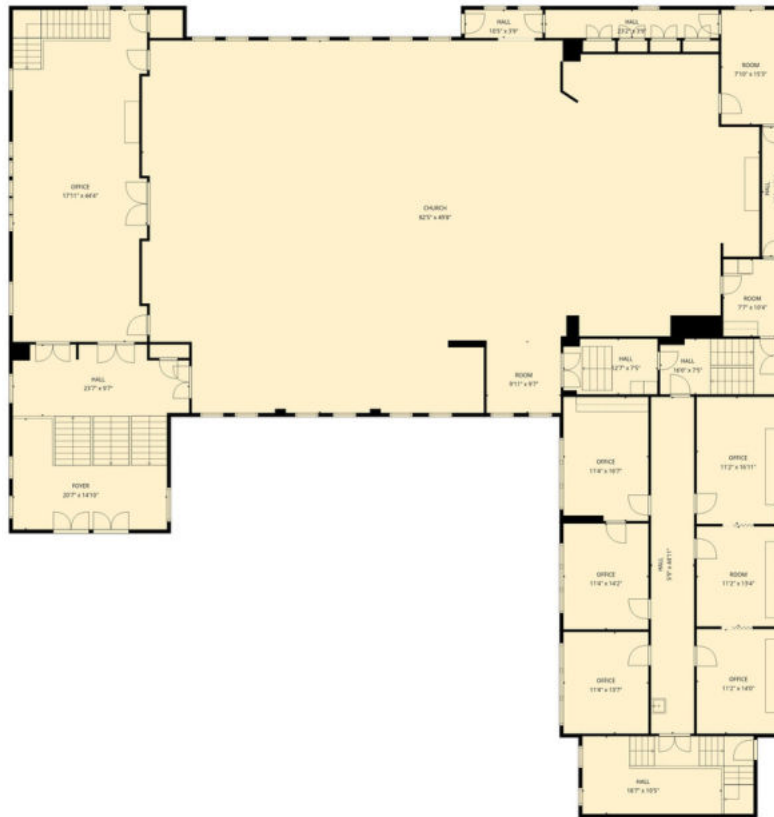
Offering Summary

Address	6045-47 N Rockwell St., Chicago IL 60659
Neighborhood	West Ridge
Current Use	Religious facility (sanctuary, fellowship / lower level) with attached parsonage
Building Area	±19,225 SF (church + lower level + 2- story parsonage)
Lot Size	±18,636 SF / 0.428 Acres
Zoning	RT-4 (Residential Two-Flat, Townhouse & Multi-Unit District)
Year Built	Circa 1926 (masonry construction)
Parking	One detached frame garage (448 SF) at rear of lot, accessed via the 16' public alley (per survey)
Taxes / PIN	Available upon request / execution of confidentiality agreement

Note: Building and lot dimensions above reflect information provided by the Seller and prior broker work product. All figures should be independently verified against a current ALTA/plat of survey (see page 22) prior to submitting an offer.



Floor Plan





Exterior

6045-47 N ROCKWELL ST
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Small Structure Interior

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Sanctuary & Historic Pipe Organ

6045-47 N ROCKWELL ST
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Education & Gathering Spaces

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Office, Kitchen & Fellowship Spaces

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Location Overview

6045-47 N ROCKWELL ST



The subject property sits in West Ridge, one of Chicago’s most ethnically and religiously diverse North Side neighborhoods. The area is anchored by the Devon Avenue commercial corridor — a dense retail strip serving the neighborhood’s South Asian, Middle Eastern, and Orthodox Jewish communities — and is home to a wide range of established houses of worship, schools, and community institutions, making it a proven location for religious and congregational uses.

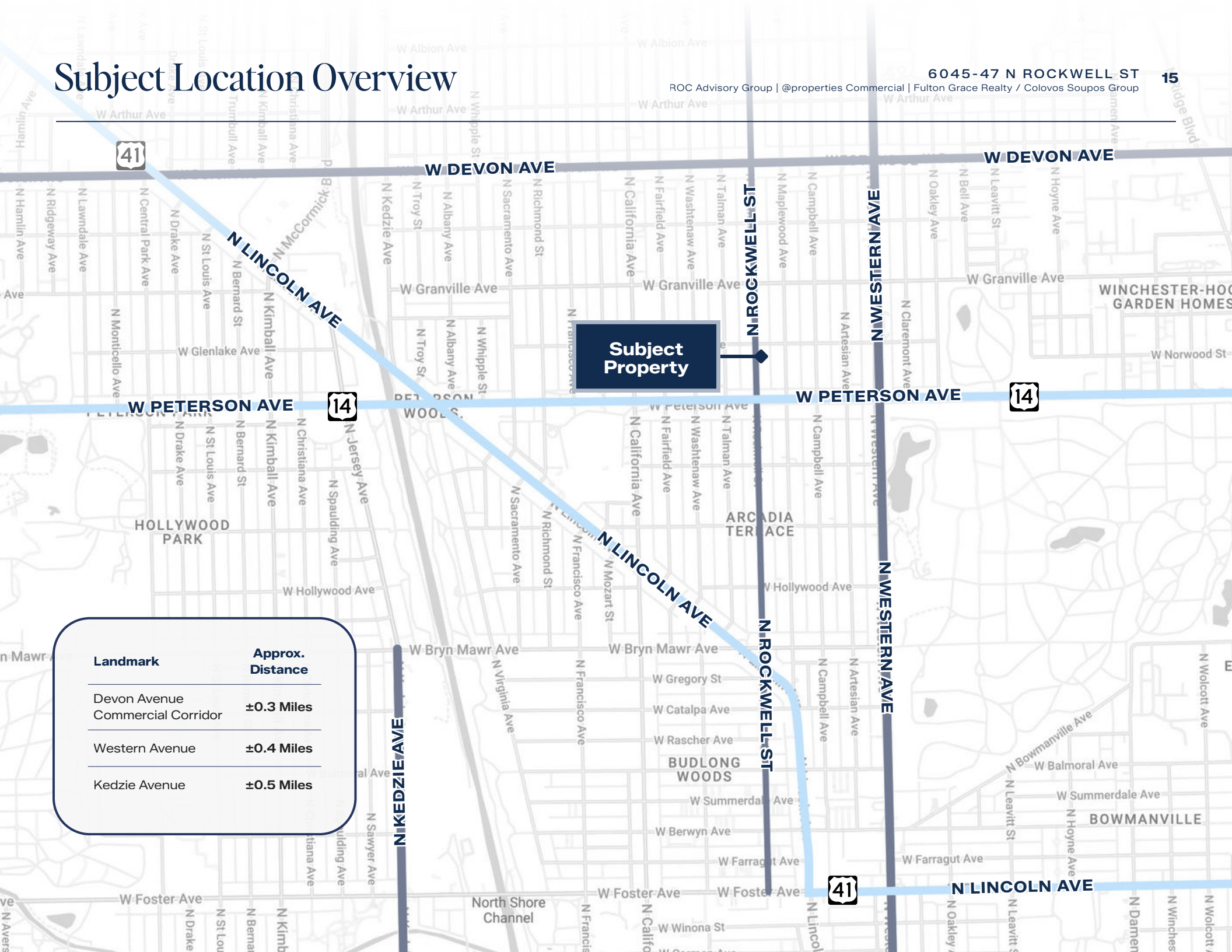
Access & Proximity

Landmark / Corridor	Approx. Distance
Devon Avenue commercial corridor	± 0.3 miles
Western Ave / Kedzie Ave arterials	± 0.3–0.5 miles
CTA bus routes (Western, Devon, Kedzie)	Direct access
Peterson/Ridge (Union Pacific North)	± 1.0 mile
Warren Park / Indian Boundary Park	± 0.5–0.8 miles
O’Hare International Airport	± 8 miles
Downtown Chicago (Loop)	± 10 miles



Subject Location Overview

6045-47 N ROCKWELL ST 15
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Subject Property

Landmark	Approx. Distance
Devon Avenue Commercial Corridor	±0.3 Miles
Western Avenue	±0.4 Miles
Kedzie Avenue	±0.5 Miles

Regional Access Map

O'HARE
INTERNATIONAL AIRPORT
27-MIN DRIVE

SKOKIE

EVANSTON

Subject
Property

LINCOLN
SQUARE

Destination	Approx. Drive Time
Downtown Chicago (Loop)	25–30 Minutes
O'Hare International Airport	20–25 Minutes
Evanston	15 Minutes
Lincoln Square	8 Minutes
Skokie	10 Minutes

DOWNTOWN
CHICAGO

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Community Amenities

6045-47 N ROCKWELL ST

18

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41



DEVON AVENUE INTERNATIONAL
DINING & SHOPPING CORRIDOR

41

DEVON AVE



GREEN BRIAR PARK

14

N Northeastern
Illinois
University



NORTH PARK UNIVERSITY
CHICAGO

**Subject
Property**



KORCZAK PARK

14



WEST RIDGE NATURE PARK

41



INDIAN BOUNDARY PARK



WARREN PARK

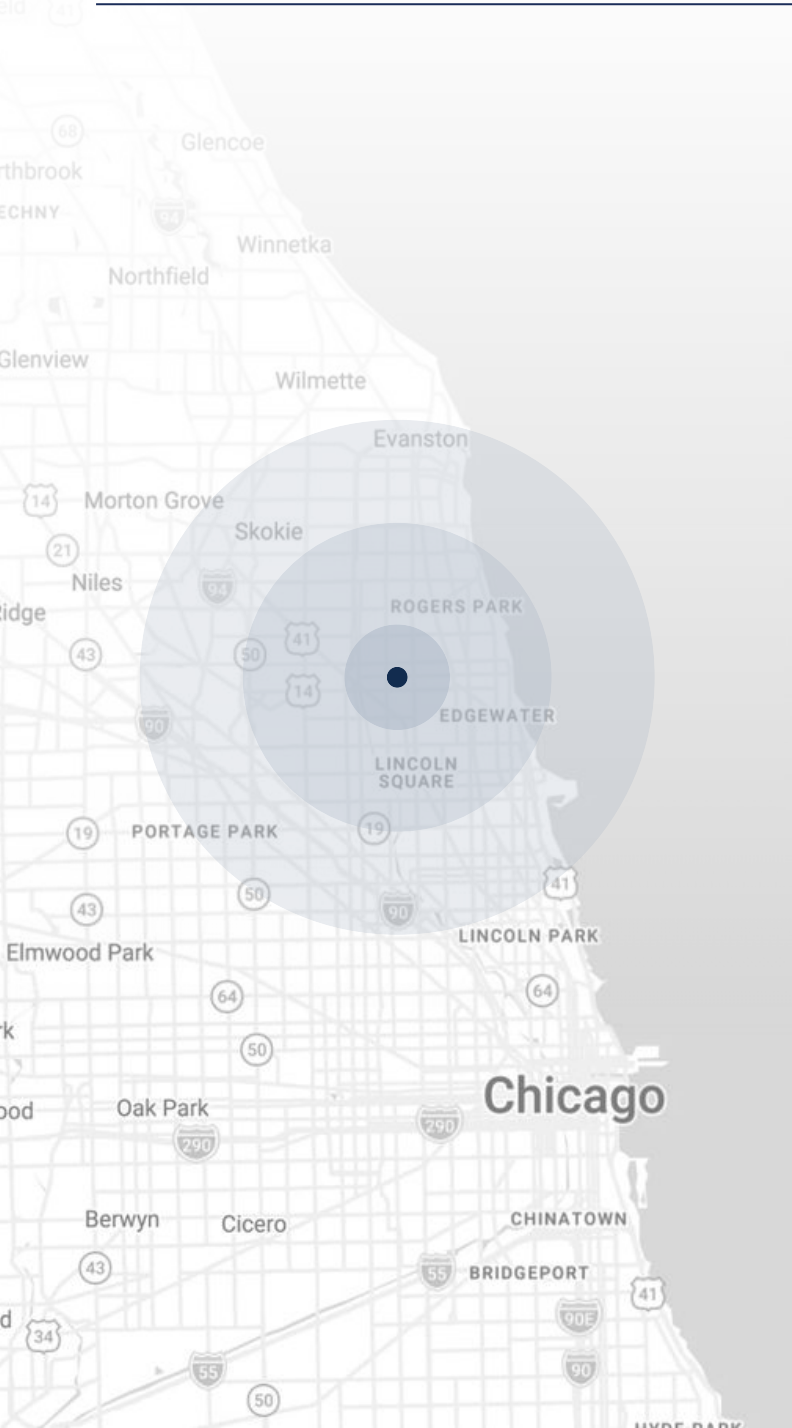


LOYOLA
UNIVERSITY CHICAGO

Area Demographics

6045-47 N ROCKWELL ST





1-, 3- and 5-Mile Radius Estimates

The estimates below are derived from U.S. Census Bureau American Community Survey (ACS) data for ZIP code 60659 and adjacent North Side Chicago ZIP codes, extrapolated to approximate radius bands. They are provided for general market context only — prospective purchasers requiring precision for underwriting should commission a licensed radius demographic report (e.g., ESRI or CoStar) prior to reliance.

Metric	1-Mile	3-Mile	5-Mile
Population (2024 Est.)	≈ 34,800	≈ 231,000	≈ 545,000
Households	≈ 13,100	≈ 88,500	≈ 213,000
Median Household Income	≈ \$66,500	≈ \$69,800	≈ \$71,900
Average Household Size	2.7	2.6	2.5
Median Age	35.8	35.2	34.9
Median Home Value	≈ \$355,000	≈ \$368,000	≈ \$381,000
Renter-Occupied Households	≈ 58%	≈ 55%	≈ 53%

Market Read

West Ridge is a dense, transit-served North Side submarket with household incomes near the citywide median and a rental base that comfortably exceeds half of all households — a favorable backdrop for both a stabilized religious/institutional use (steady congregational draw from a dense residential base) and a for-sale residential redevelopment (a deep renter pool available to convert to ownership, and general market data showing existing-home resales in West Ridge trading in the \$250,000–\$330,000 range, with meaningful upside for new construction product).

Survey / Site Plan

6045-47 N ROCKWELL ST

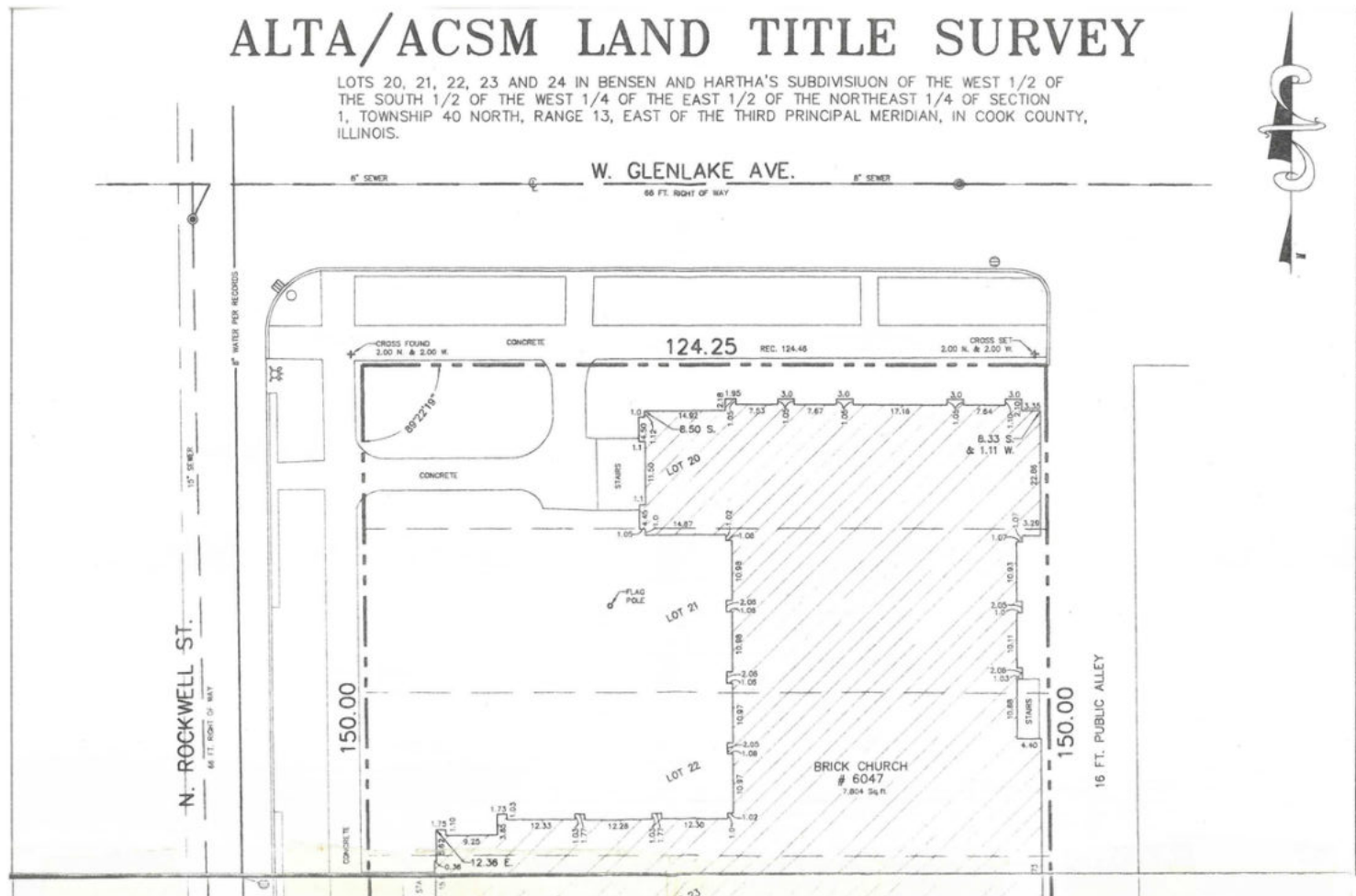
ROC
ADVISORY GROUP

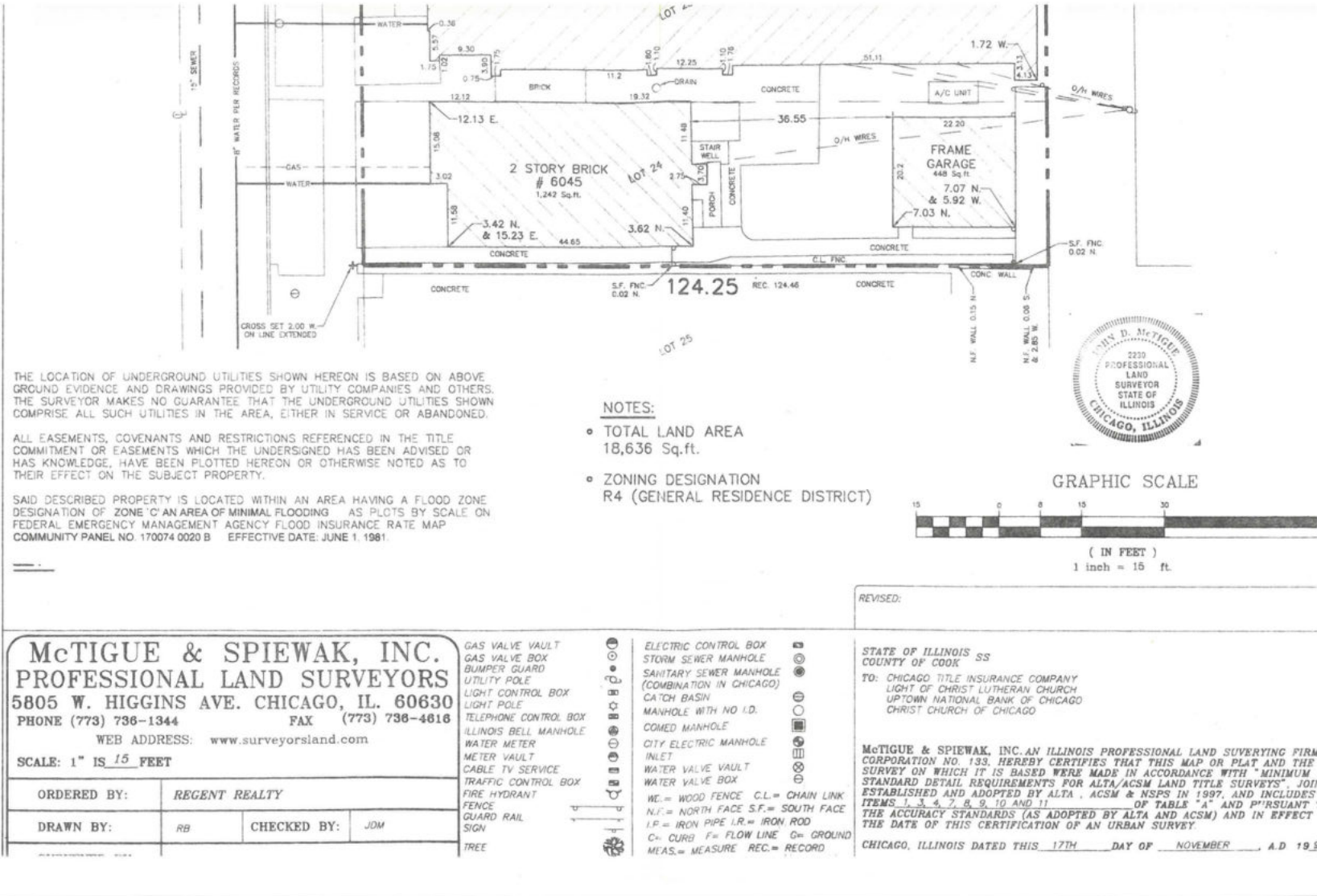
@properties
COMMERCIAL


FULTON GRACE

 **COLOVOS | SOUPOS**
GROUP

ALTA/ACSM Land Title Survey prepared by McTigue & Spiewak, Inc., Professional Land Surveyors (Chicago, IL), dated November 17, 1998. Legal description: Lots 20, 21, 22, 23 and 24 in Bensen and Hartha's Subdivision of the West 1/2 of the Northeast 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.





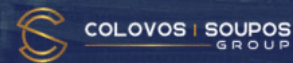
Confirmed Site Data (Per Survey)

Lot Area	18,636 SF / 0.428 Acres (confirmed per survey)
Legal Description	Lots 20–24, Bensen and Hartha’s Subdivision, Cook County, IL
Frontage (N. Rockwell St.)	150.00’
Depth	124.25’
Zoning (per survey)	R4 (prior code); current equivalent RT-4
Improvements Per Survey	#6045, 2-story brick building (1,242 SF) & frame garage (448 SF) #6047, Brick church (7,804 SF)
Parking	One detached frame garage (448 SF) at rear of lot, accessed via the 16’ public alley
Flood Zone	Area of minimal flooding per FEMA Community Panel No. 170074 0020 B, effective June 1, 1981
Encroachments Noted	Neighboring fence/wall lines cross the property boundary by approximately 0.06’–2.85’ at the north and south lines per survey notes — recommend confirming with title and survey update prior to closing

Path A

Continued Religious / Institutional Use

6045-47 N ROCKWELL ST



Continued Religious / Institutional Use

The subject's existing improvements — a full sanctuary, a finished lower level suited to fellowship, education or event use, and an attached two-story parsonage — are turnkey for another congregation or religious institution, and require no rezoning or change of use approval to continue in this capacity.

Why It Works as a Religious Facility

- Sanctuary and full lower level provide immediate worship, fellowship, education, and program space without renovation.
- Historic pipe organ and strong sanctuary acoustics offer a distinctive setting for worship, music, and special services.
- Dedicated office and Sunday school / classroom areas support administrative, educational, and congregational programming.
- Ample storage throughout the facility supports ongoing church operations and event use.
- Attached parsonage offers on-site clergy or caretaker housing — a meaningful value-add for many congregations.
- Located in West Ridge, a neighborhood with a long-established base of active churches, mosques, synagogues, and community institutions, supporting a ready pool of religious end-users.
- RT-4 zoning has historically accommodated religious assembly use in this location; a buyer's use should still be confirmed with the City prior to closing.

Target Buyer Profile

Christian, Muslim, Jewish, or other congregations seeking an established, code-compliant facility in a dense, transit-accessible North Side location; denominational or diocesan real estate offices; and faith-based non-profits requiring assembly and administrative space in one building.

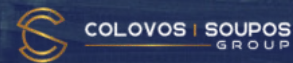
Considerations for a Religious-Use Buyer

- ✓ Property condition, mechanical systems, and any deferred maintenance should be evaluated via a buyer-side inspection.
- ✓ Parking availability and any special-use or public-assembly permitting requirements should be independently confirmed by the buyer.
- ✓ Comparable religious-facility sales are provided on pages 32–33 to support pricing discussions.

Path B

New Construction Development

6045-47 N ROCKWELL ST



Multifamily Development

18,636 SF

SITE AREA

RT-4

ZONING

(BY-RIGHT MULTI-UNIT)

0.428 AC

LAND AREA

TEARDOWN

HIGHEST & BEST USE PATH B

The Opportunity

The subject’s RT-4 zoning permits multi-unit residential development by-right, positioning the site as a teardown-and-rebuild opportunity for a residential developer. The local Alderperson has expressed interest in allowing for additional density if a portion of the development is allocated toward affordable units.

Illustrative Development Concept

RT-4

Building Type	Masonry two or three unit condo buildings (duplex down with two simplexes or duplex up / duplex down)
Illustrative Unit Count	12-18 units subject to FAR, parking, final massing
Zoning Path	By-right under RT-4 — no rezoning anticipated; confirm FAR/setback/parking with City

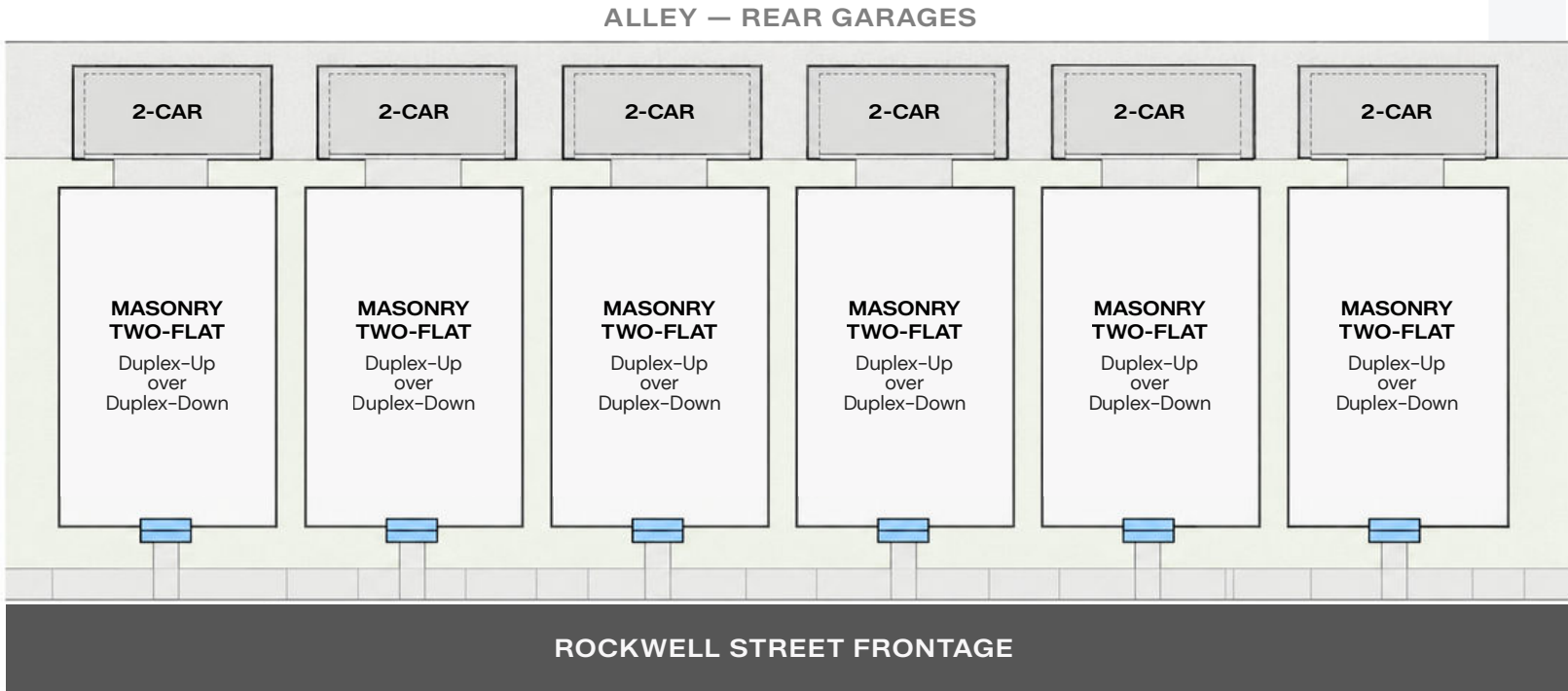
RM-5

Building Type	Masonry 3-4 Story Apartment Building
Illustrative Unit Count	40-50 Units
Zoning Path	Rezone required, however, the local Alderperson has expressed support for additional density provided the development includes affordable units

This teardown scenario is presented to frame the opportunity for a residential developer; it is not a substitute for a buyer’s own zoning, FAR, and construction-cost feasibility analysis.

The concept on the next page is illustrative only, intended to frame the size of the opportunity for underwriting purposes — final unit count and configuration will depend on a confirmed survey, FAR/zoning calculation, parking requirements, and architectural design.

Illustrative Site Plan for Condominiums



Schematic massing, top-down — illustrative only, not to scale. Final site layout, unit count, and parking configuration are subject to survey, FAR calculation, and architectural design.

Building Type	Masonry two-flat
Buildings	6
Units per Building	2
Total Units	12
Duplex-Down Unit	4 BD / 2.5 BA
Duplex-Up Unit	4 BD / 2.5 BA
Parking	12 total — 2-car garage per building, rear-loaded from alley

Illustrative Residential Concept for Apartments

AI-Generated Conceptual Renderings



Aldersperson Preference: 20% affordable units.

Comparable Sales

6045-47 N ROCKWELL ST



Comparable Sales Map

6045-47 N ROCKWELL ST

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Comparable Sales

1



6015 N Francisco Ave

Chicago, IL 60659

Sale Date: **Jan 2026**

Sale Price: **\$2,345,000**

\$/SF: **\$74**

Zoning: **RT-4 / B3-2**

5



4850 N Bernard St

Chicago, IL 60625

Sale Date: **Sep 2023**

Sale Price: **\$3,610,000**

\$/SF: **\$88**

Zoning: **R, Chicago**

2



4300 N Hermitage Ave

Chicago, IL 60613

Sale Date: **Jan 2025**

Sale Price: **\$4,375,000**

\$/SF: **\$109**

Zoning: **RS-3**

6



7225 N Greenview Ave

Chicago, IL 60626

Sale Date: **Mar 2023**

Sale Price: **\$775,000**

\$/SF: **\$58**

Zoning: **RT-4**

3



3301 Byron St

Chicago, IL 60618

Sale Date: **May 2024**

Sale Price: **\$1,260,000**

\$/SF: **\$88**

Zoning: **RS-3**

7



1848-50 W Cuyler St

Chicago, IL 60613

Sale Date: **Mar 2023**

Sale Price: **\$1,300,000**

\$/SF: **\$192**

Zoning: **RS-3**

4



2310 W Ainslie St

Chicago, IL 60625

Sale Date: **Apr 2024**

Sale Price: **\$1,559,835**

\$/SF: **\$72**

Zoning: **RM-4.5/B3**

8



3679 W Grand Ave

Chicago, IL 60651

Sale Date: **Feb 2026**

Sale Price: **\$400,000**

\$/SF: **\$75**

Zoning: **NW City**



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