



Virtual Tour

Industrial	MLS #:	12207008	List Price:	
Status:	NEW	List Date:	11/23/2024	Orig List Price:
Area:	500	List Dt Rec:	11/23/2024	Sold Price:
Address:	14832 W 163rd St , Homer Glen, IL 60491			
Directions:	355 south, 159th east, Cedar Rd south, 163rd St east.			
Sold by:		Mkt. Time (Lst./Tot.):	1/1	Rented Price:
Closed:		Contract:		Lease SF/Y:
Off Mkt:		Concessions:		Mthly. Rnt. Price:
Township:	Homer	Unincorporated:	Yes	CTGF:
				Blt Before 78:
				County:
Year Built:	1952	PIN #:		
Zone Type:	Other	Multiple PINs:		
Act Zoning:	R-3	Relist:		Min Rentable SF:
Subtype:	Other	Unit SF:	15352 (Max Rentable SF:
			Leasable Area	
			Units:Square	
			Feet)	
Tot Bldg SF:		# Stories:	3	Lease Type:
Office SF:	15352	Gross Rentable Area:		Com Area Maint SF/Y:
		Net Rentable Area:		Est. Tax per SF/Y:
Lot Dim:		Investment:		User:
Lot Size Source:	Appraisal	List Price Per SF:	\$0	Sold Price Per SF:
Mobility Score:	-			

Remarks: **Wow, Discover this incredible opportunity for schools, social service agencies, churches, daycare centers, government uses, office/research facilities, or other non-profit organizations! New Life Community Church is offering to space-share and Lease their versatile and divisible 15,352 sq. ft. three-story building situated on 3.62 acres of land with a beautiful water view overlooking a pond, perfect for outdoor events or a playground. This space features a stunning main auditorium/sanctuary that seats over 250 people that is "Expandable", ideal for graduations, conferences, and special events. A secondary auditorium/sanctuary offers additional flexibility. The property includes a fully equipped Commercial Kitchen, a full court basketball gymnasium, Day Care Center, Arts & Crafts Room, Numerous multi-purpose Classrooms, Private Offices, with welcoming Front Lobbies. With Central Heating and Air Conditioning, supplemental baseboard heat, and utilities included, this property is move-in ready. The expansive parking lot offers 57+ private spaces, making it ideal for high-capacity events. Available immediately and easy to show! Please note: We can ONLY Lease to a "Non profit" organizations. Must see to appreciate!**

Approximate Age: Older	Bay Size:	Air Cond: Central Air, Zoned
Type Ownership:	# Trailer Docks: 0	Electricity: Circuit Breakers, 201-600
Frontage/Access: City Street	Construction: Brick, Concrete, Steel	Amps
Current Use:	Exterior: Vinyl Siding, Brick	Heat/Ventilation: Central Bldg Heat, Forced
Potential Use: Commercial, Conditional Use, Industrial/Mfg, Legal Non Conforming, Non Conforming, Office and Research, Special Use, Other, Expandable, Divisible, Flex, Call Center, Financial Services, Law Firm, Office/Medical	Foundation: Concrete	Air
Known Encumbrances:	Roof Structure:	Fire Protection: Fire Extinguisher/s
Client Needs: Lease or Rent	Roof Coverings: Shingle Composition	Water Drainage:
Client Will:	Docks/Delivery:	Utilities To Site:
Geographic Locale: Southwest Suburban	Misc. Outside: Accessible Entrance, Security Lighting, Storms & Screens (as exist)	Tenant Pays: Varies by Tenant
Location: Corner, Water View, Public Transport Avail	# Parking Spaces: 57	HERS Index Score:
# Drive in Doors: 0	Indoor Parking:	Green Disc:
Door Dimensions:	Outdoor Parking: 51-100 Spaces, Lighted, Paved, Parking On-Site	Green Rating Source:
Freight Elevators:	Parking Ratio:	Green Feats:
Min Ceiling Height:'	Total # Units: 2	Backup Info: Floor Plans and Specs
Max Ceiling Height: 25'	Total # Tenants:	Sale Terms:
Clear Span:	Extra Storage Space: Yes	Possession: Immediate, Negotiable
	Misc. Inside: Air Conditioning, Common Lunchroom/s, Common Meeting Room/s, Employee Kitchen, Accessible Entrance, Accessible Washroom/s, Inside Corridor/s, Multi-Tenant, Private Restroom/s, Public Restroom/s, Storage Inside, Basement	
	Floor Finish:	

Financial Information		
Gross Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:
Operating Expense Includes:		

Broker Private Remarks: **Tenant must be a "Not for profit" entity or "Tax exempt" Municipality. Space square footage is divisible and available immediately. Easy to show. The lease will be a Gross Lease, thus, all the utilities and Parking will be included in the rent.**

Internet Listing: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	

Where is the Buyer Agency Compensation?

Information: 24-Hr Notice Required	Cont. to Show?:	Call for Rent Roll Info:
Showing Inst: Text Israel @ 312-420-6658 for all showings and questions. Tenant must be a "Not for profit" entity or "Tax exempt"		Expiration Date:

**Municipality. Space
square footage is
divisible and
available
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Broker: **RE/MAX 10 (87559) / (773) 904-9777**

List Broker: **Israel Fuentes (108148) / (312) 420-6658 / israel@masteryourinvestment.com**

CoList Broker:

More Agent Contact Info: **Cell 312-420-6658**

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

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Prepared By: Chris Giannis | RE/MAX 10 | 11/23/2024 06:42 PM