

COMMERCIAL BUILDING FOR SALE HOUSE OF PRAYER LUTHERAN CHURCH

7625 Chicago Avenue S, Richfield MN 55423



PROPERTY TYPE	Special Use
BUILDING	52,959 Sq Ft
YEAR BUILT	1955
UPDATES	Addition in 1962 & 1984
LOT SIZE	157,757 Sq Ft (3.62 Acres)
PARKING	154 Spaces
ZONING	Low-Density Residential Dist. (R)
PRICE	\$6,600,000

PROPERTY HIGHLIGHTS:

- 708 Seating Capacity in Sanctuary
- Pipe Organ
- Commercial Kitchen (not licensed)
- Classrooms
- Offices
- Playground
- Fire Sprinkler
- Elevator

Formerly the House of Prayer Lutheran Church, this 52,959-square-foot property offers a rare opportunity for religious, educational, community, or redevelopment uses. Situated on 3.62 acres with 154 parking spaces, the facility features a 708-seat sanctuary with a pipe organ, commercial kitchen (not licensed), classrooms, offices, elevator access, and a fire sprinkler system.

Originally constructed in 1955 with additions completed in 1962 and 1984, the building has been updated throughout the years and includes modernized mechanical systems and rooftop cooling units. This well-maintained property provides exceptional infrastructure, ample parking, and flexible space to accommodate a variety of future uses.



Kevin Peck

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BUILDING DETAILS:

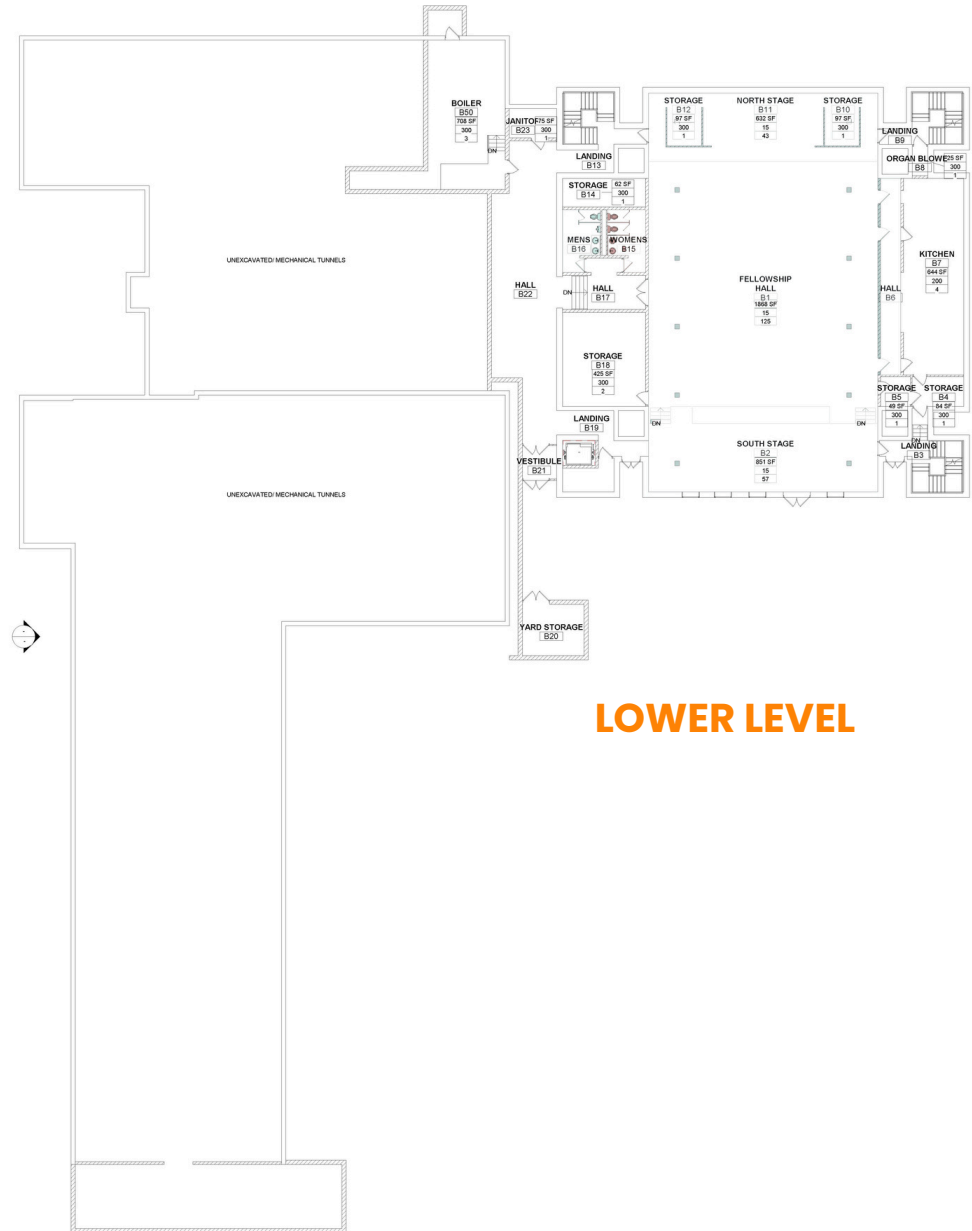
- Main Boiler Date of Manufacturing (DOM): 1953 Hot Water Heat. Rebuilt several times.
- Newer Boilers 3 Slant/Fin, DOM 2000
- 2 (Office & Library)- Lennox Air Handlers, DOM 2015
- 5 Cooling Units, DOM 2000 & 2001 - Roof, Exterior North, Exterior West, Exterior South, Exterior East
- Roof - Asphalt & EPDM



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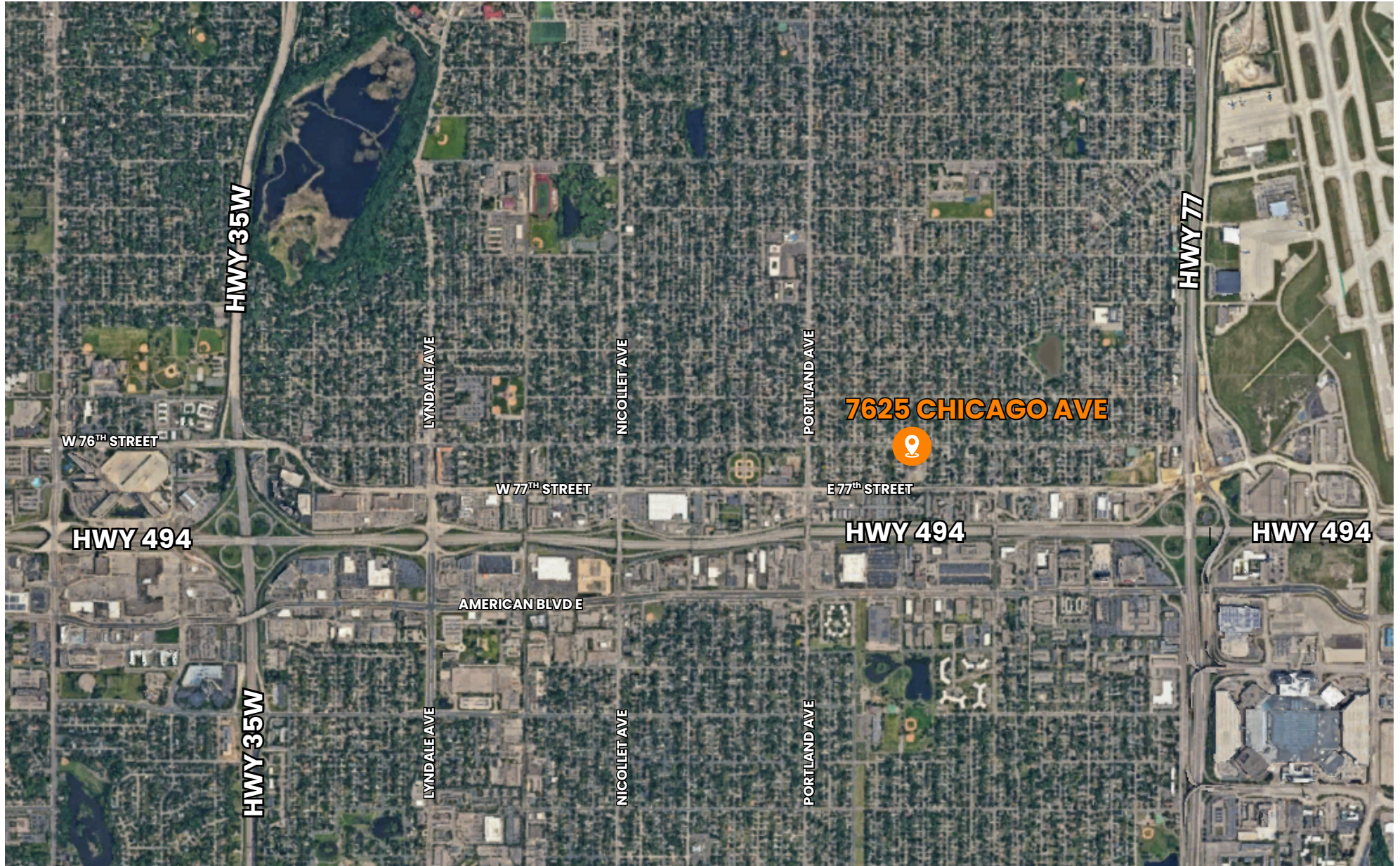
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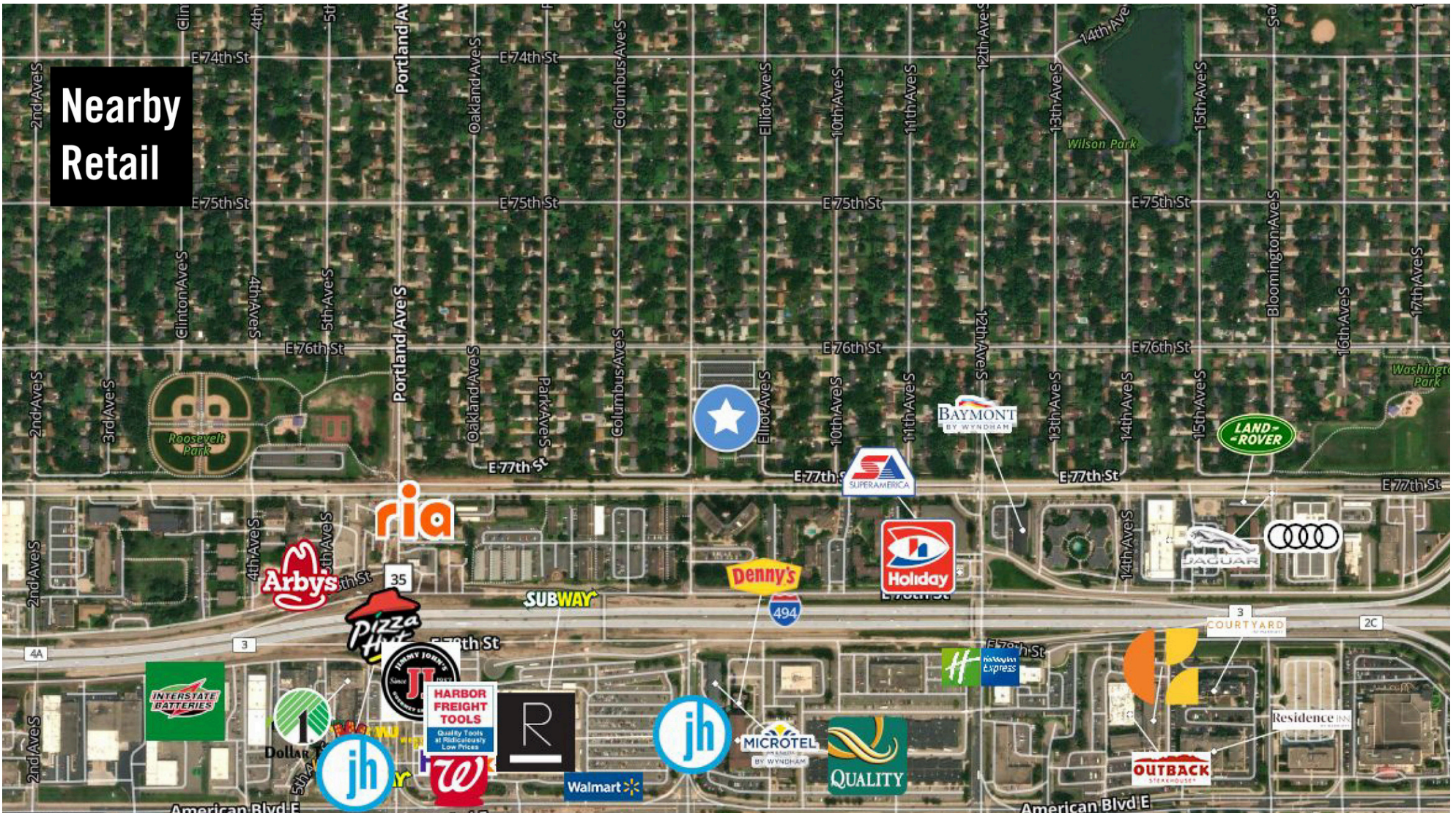
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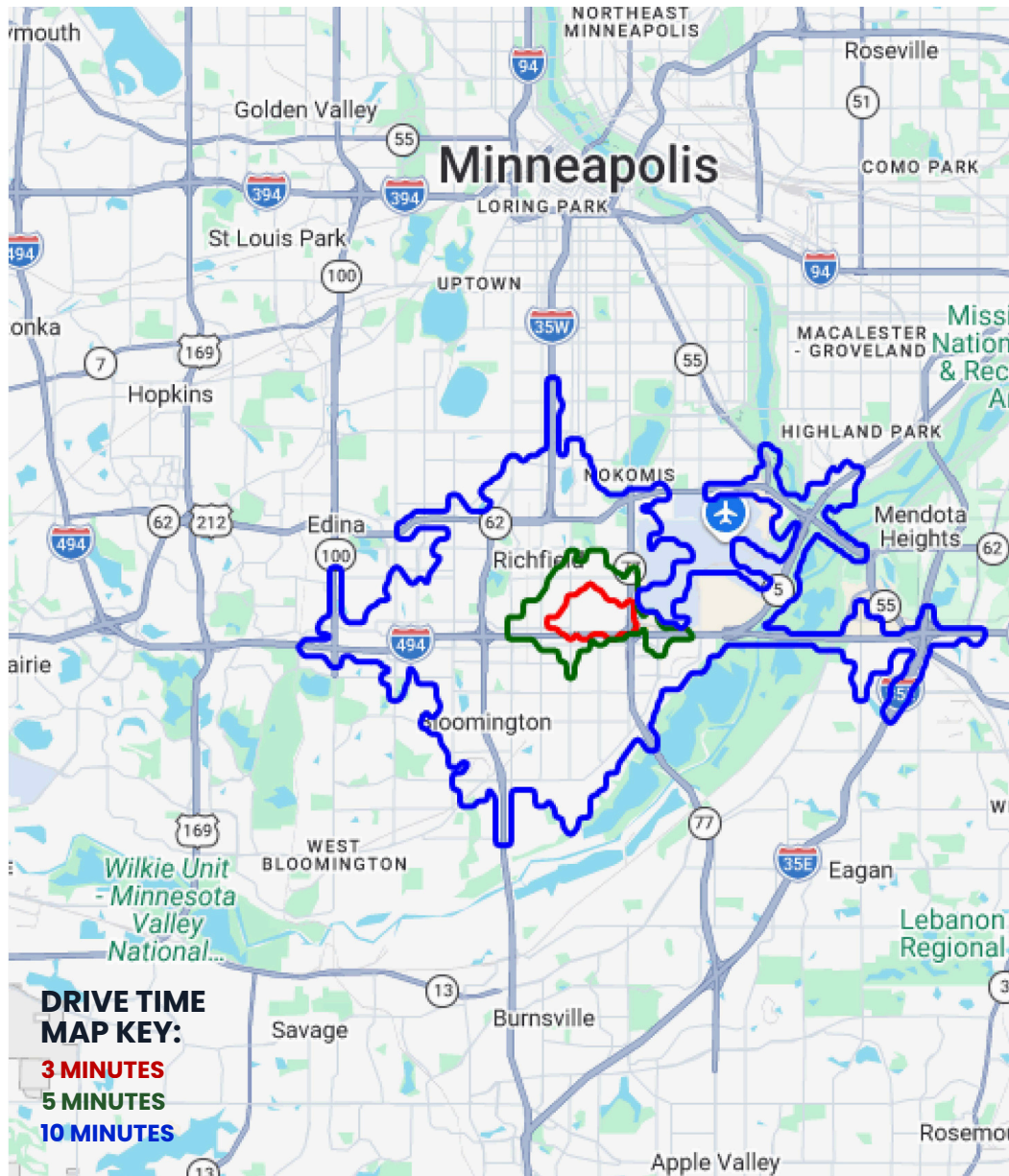
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Radius	Median Household Income
1-Mile	\$46,150.64
3-Mile	\$53,491.16
5-Mile	\$66,297.23

Radius	Average Household Income
1-Mile	\$58,273.36
3-Mile	\$62,520.93
5-Mile	\$76,269.17

Radius	Aggregate Household Income
1-Mile	\$200,018,458.96
3-Mile	\$1,300,485,730.41
5-Mile	\$3,965,441,029.27





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