

CHURCH PROPERTY FOR SALE

11,200± SF | 0.16± ACRES

FOUNDRY
COMMERCIAL



8700 S. EMERALD AVENUE | CHICAGO, IL

ASKING PRICE: ~~\$495,000~~ \$449,500

PROPERTY DESCRIPTION

- » The building is 11,200± SF (5,600± on the main floor and 5,600± SF in the finished basement).
- » The sanctuary can seat 310± and there is an expansion room into the narthex which can seat another 100±. There is a large parlor/sitting room with a fireplace adjacent to the sanctuary.
- » The lower level fellowship hall can seat 100± and can also be used as a chapel. There is also a full kitchen, offices, furnace room, men's and women's washrooms, and a large room for a nursery on this level.

*Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction.

PARCEL ID	25-04-100-036-0000
COUNTY	Cook
CURRENT USE	Religious
ZONING	RT-4 Residential
# OF BUILDINGS	1
BUILDING SF	11,200± SF
ACREAGE	0.16± AC
PARKING	Street
SANCTUARY SEATING CAPACITY	310 - 410±

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
800.400.5505
matt.messier@foundrycommercial.com

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MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666
lkh@midwestcre.com



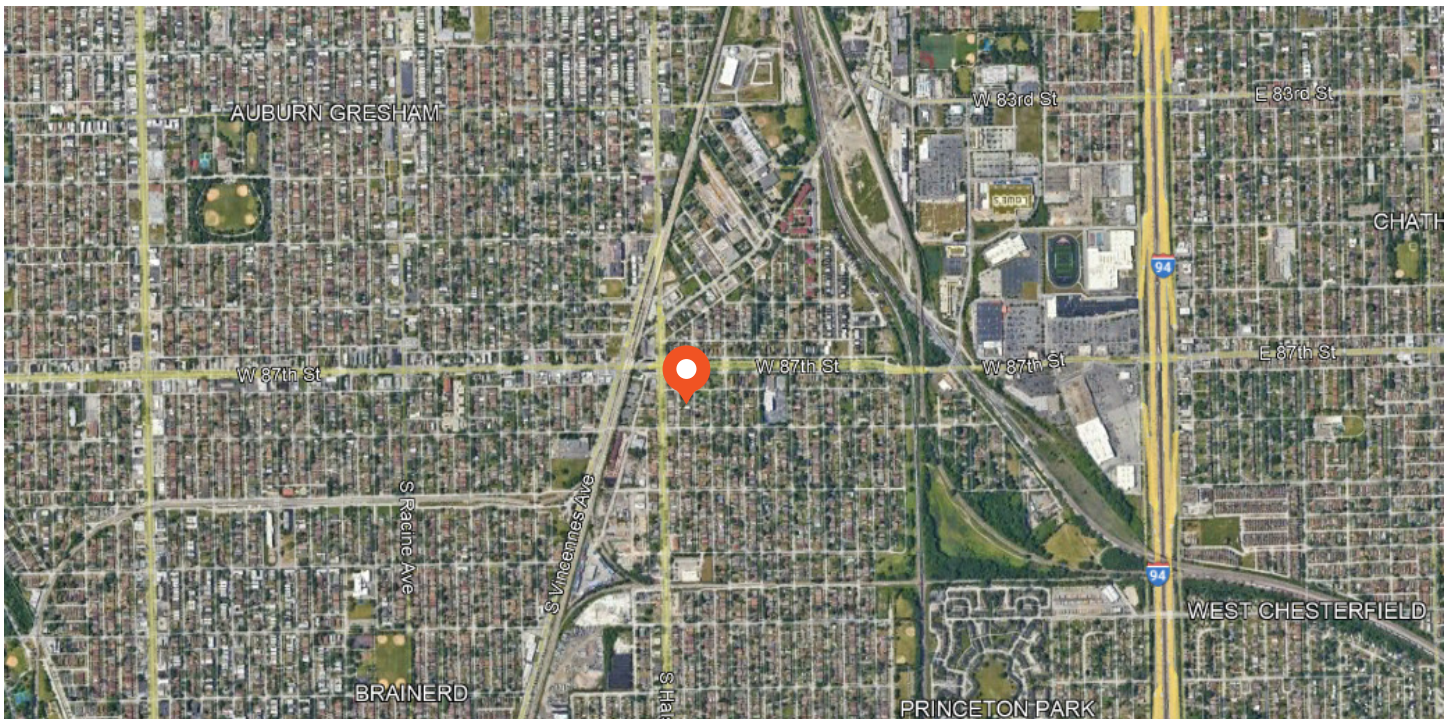
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AERIAL & PROPERTY OUTLINE



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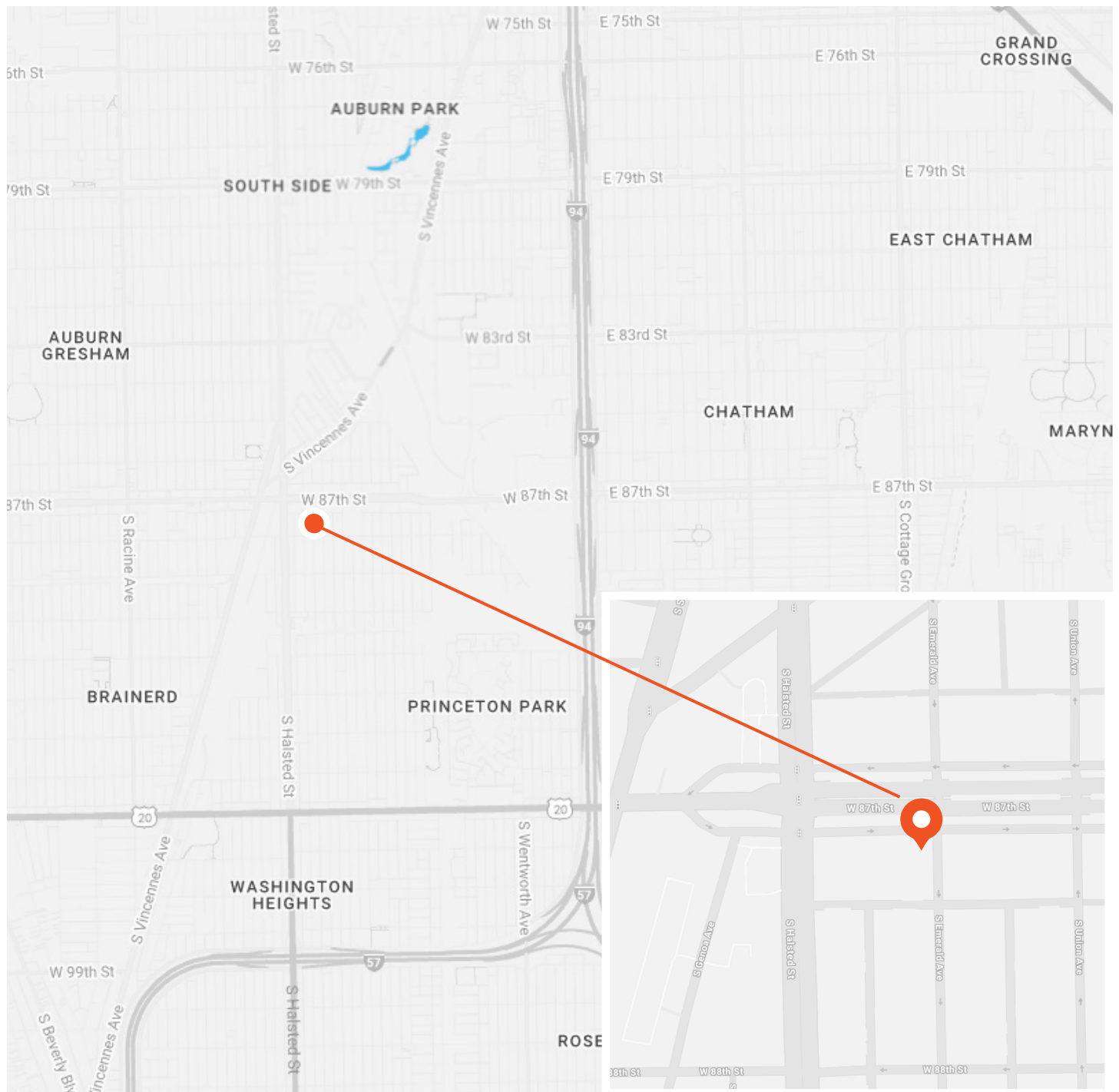
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PROPERTY PHOTOS



CHURCH EXTERIOR



REAR ENTRANCE



PARLOR



EXPANSION ROOM



FELLOWSHIP HALL



KITCHEN

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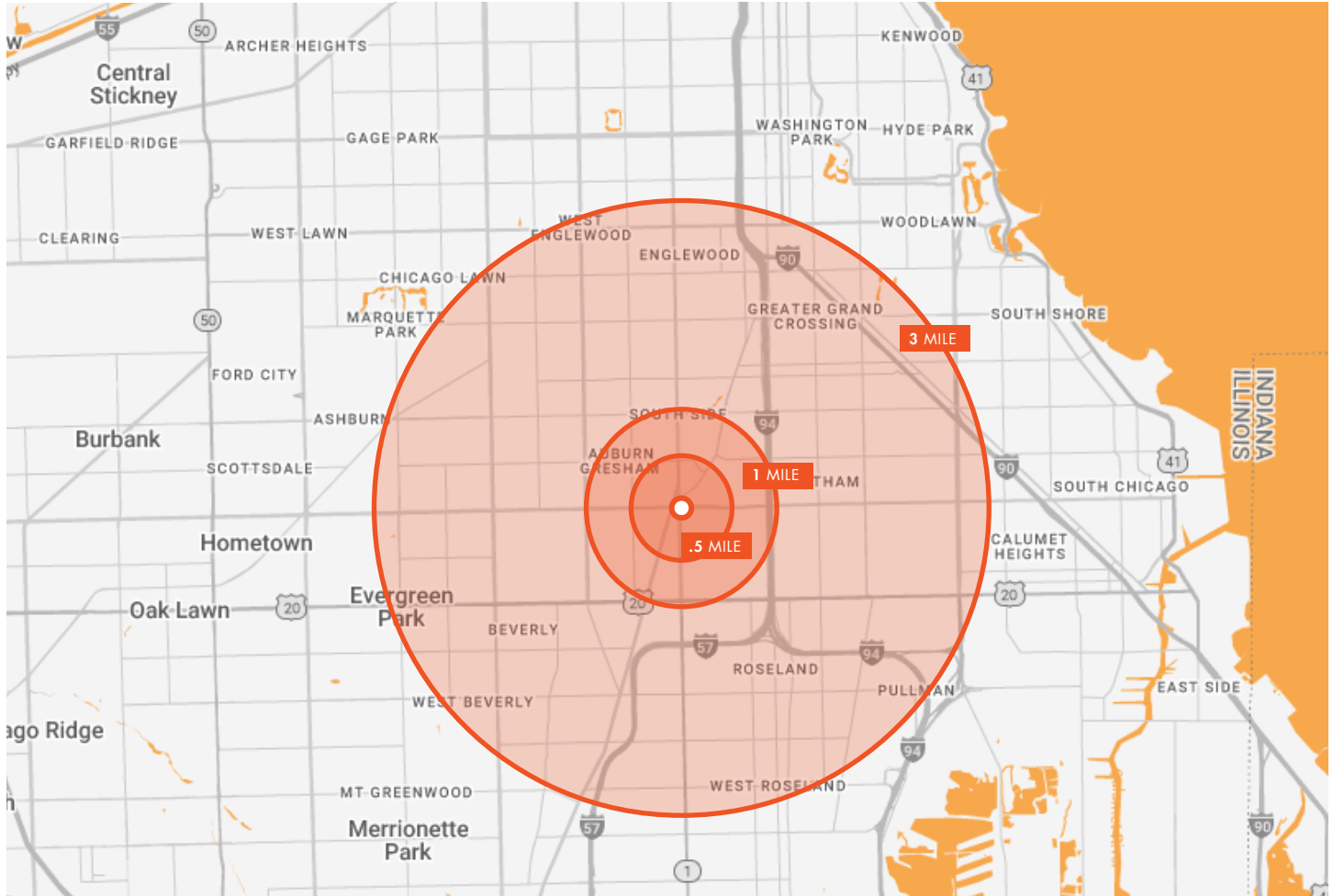
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SITE DEMOGRAPHICS



.5 MILE RADIUS

	6,454
	ESTIMATED POPULATION 2024
	36.6
	MEDIAN AGE
	\$195,403
	MEDIAN HOME VALUE 2024
	\$52,241
	AVERAGE HOUSEHOLD INCOME

1 MILE RADIUS

	26,182
	ESTIMATED POPULATION 2024
	39.7
	MEDIAN AGE
	\$195,252
	MEDIAN HOME VALUE 2024
	\$51,471
	AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS

	243,754
	ESTIMATED POPULATION 2024
	40.0
	MEDIAN AGE
	\$215,504
	MEDIAN HOME VALUE 2024
	\$54,486
	AVERAGE HOUSEHOLD INCOME

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