



For Sale | \$1,900,000



St. Elizabeth School

4052 SOUTH WABASH AVENUE, CHICAGO, IL 60653

PROPERTY SUMMARY

ST. ELIZABETH SCHOOL

4052 SOUTH WABASH AVENUE
CHICAGO, IL 60653

OFFERING SUMMARY	
SALE PRICE:	\$1,900,000
TOTAL BUILDING SF:	39,590 SF
SCHOOL SF:	29,545
LOT SIZE:	41,899 SF
PRICE / SF:	\$47.99



PROPERTY SUMMARY

Rare opportunity to acquire the former St. Elizabeth School campus located at 4052 S Wabash Avenue in the heart of Chicago’s historic Bronzeville neighborhood. The main school building offers approximately 29,500 square feet, including a full garden level, and is complemented by a 10,050-square-foot annex housing a gymnasium and two floors of classrooms. The property is ideal for a wide range of adaptive reuse options, including a charter school, creative office space, or conversion into residential units. Also included in the offering is a large vacant lot located directly behind the school at 4051 S State Street, spanning approximately 19,934 SF. This lot offers ample space for parking, a playground, or future ground-up development. The combined site offers a potential for affordable housing, mixed-use redevelopment, or expansion of educational facilities, especially in a neighborhood experiencing strong momentum and continued investment. With nearly 40,000 square feet of existing building area and nearly half an acre of additional land, this property presents a compelling opportunity for developers, school operators, or mission-driven organizations to transform a historic asset into a vibrant new use in one of Chicago’s most dynamic neighborhoods. The property is in need of full renovation and is being sold as-is.



PROPERTY HIGHLIGHTS

- Prime Candidate for Apartment Conversion
- Adjacent 19,934 SF Lot Included
- 0.3 Miles to CTA Green Line Station
- Easy Access to I-90/94
- Prime Bronzeville Location
- Surrounded by New Construction
- Located in TOD, Enterprise, TIF & Opportunity Zone
- Short Distance to Rate Field



**0.3 Miles To CTA
Green Line**



**Adjacent Lot
Included**



**TOD, Enterprise, TIF,
Opportunity Zone**



PROPERTY DETAILS

SALE PRICE

\$1,900,000 W/ ADJACENT LOT

LOCATION INFORMATION

BUILDING NAME	St. Elizabeth School
STREET ADDRESS	4052 South Wabash Avenue
CITY, STATE, ZIP	Chicago, IL 60653
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Bronzeville
CROSS-STREETS	Wabash State Street 41st Street
SIGNAL INTERSECTION	Yes

BUILDING INFORMATION

BUILDING SIZE	39,590 SF
AVERAGE FLOOR SIZE	7,400 SF

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	RM-5 M1-2
LOT SIZE	41,899 SF
APN #	20-03-106-028-0000 & -015
LOT FRONTAGE	142.75 ft
LOT DEPTH	322 ft
CORNER PROPERTY	Yes

PARKING & TRANSPORTATION

STREET PARKING	Yes
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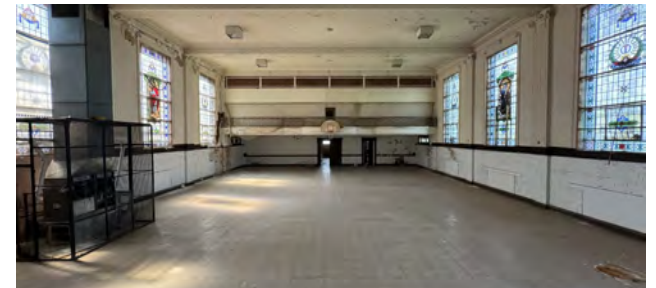
LOT INFORMATION

LOT SIZE	19,934 SF
ZONING	M1-2

PROPERTY PHOTOS



ADDITIONAL PHOTOS

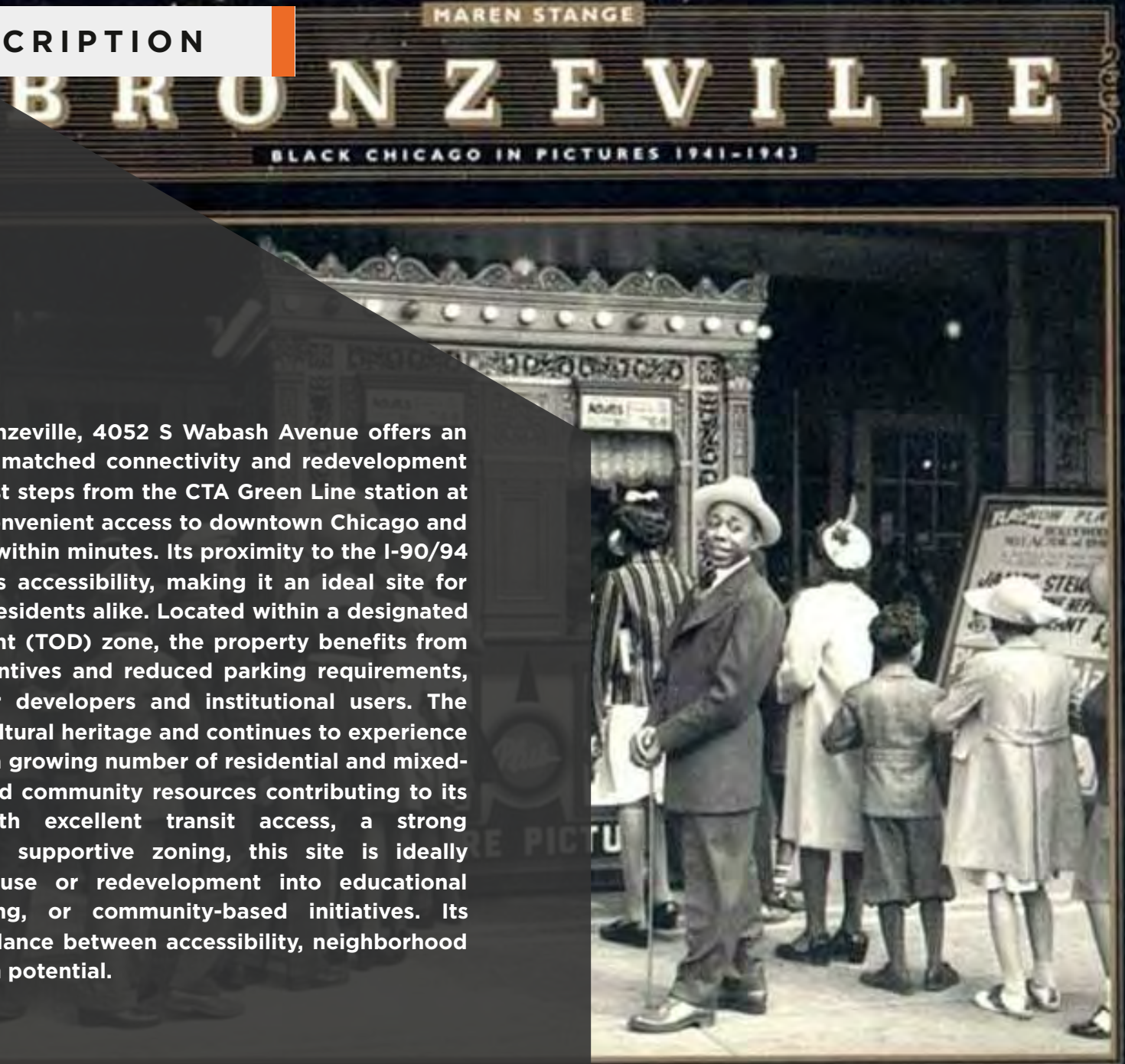


ADDITIONAL PHOTOS

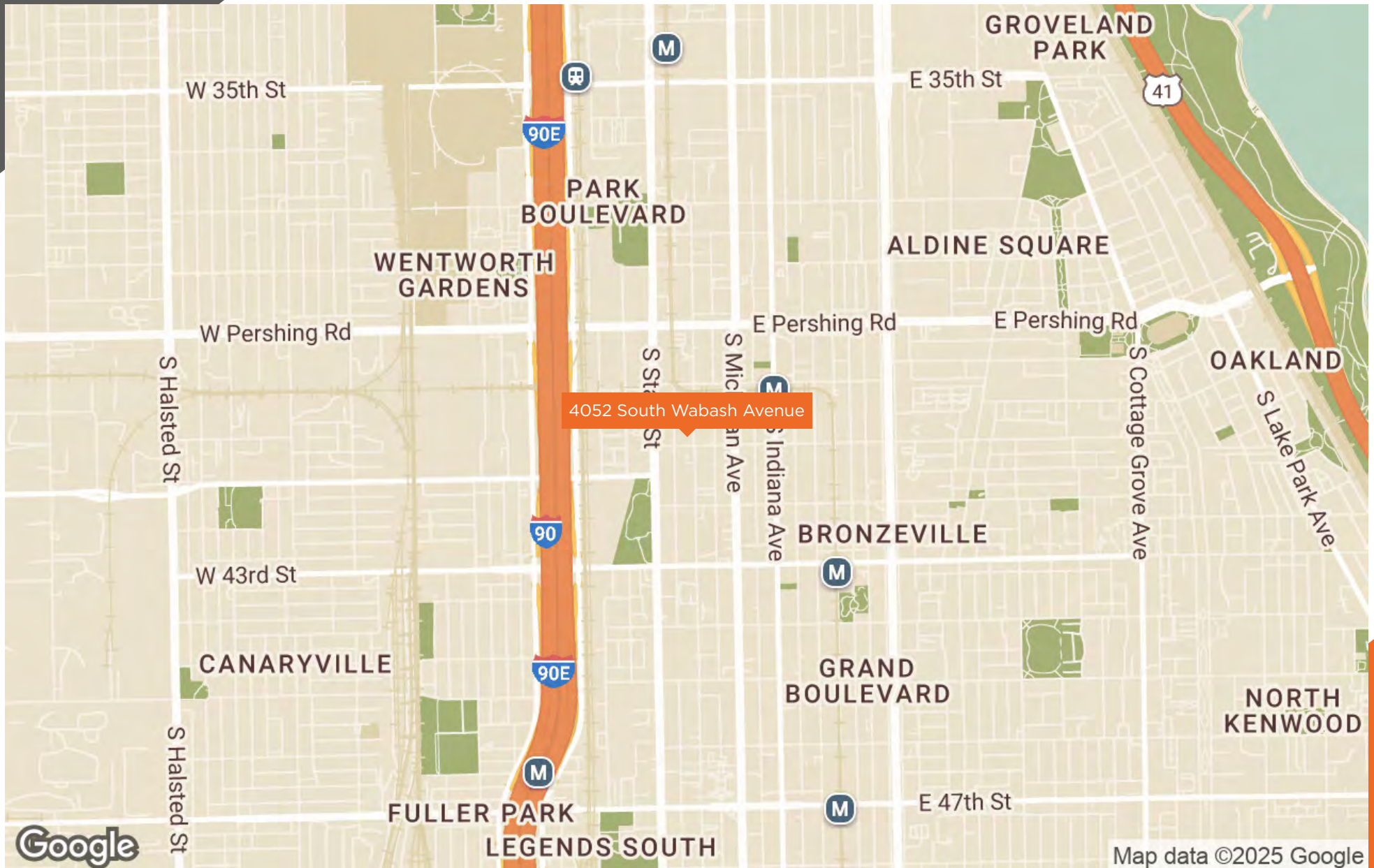


LOCATION DESCRIPTION

Situated in the heart of Bronzeville, 4052 S Wabash Avenue offers an exceptional location with unmatched connectivity and redevelopment potential. The property is just steps from the CTA Green Line station at Indiana Avenue, providing convenient access to downtown Chicago and surrounding neighborhoods within minutes. Its proximity to the I-90/94 expressway further enhances accessibility, making it an ideal site for commuters, educators, and residents alike. Located within a designated Transit Oriented Development (TOD) zone, the property benefits from increased development incentives and reduced parking requirements, an attractive advantage for developers and institutional users. The surrounding area is rich in cultural heritage and continues to experience significant investment, with a growing number of residential and mixed-use developments, parks, and community resources contributing to its ongoing revitalization. With excellent transit access, a strong neighborhood identity, and supportive zoning, this site is ideally positioned for adaptive reuse or redevelopment into educational facilities, affordable housing, or community-based initiatives. Its location strikes a perfect balance between accessibility, neighborhood charm, and long-term growth potential.



REGIONAL MAP



MEET THE TEAM



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