

# FOR SALE

50,744 sf Residential Property on 5-acre site, suitable for Senior Care, Head Office, Educational and/or Religious Facility



**2408 W. Heading Ave West Peoria, IL. 61604**

Brian Coleman  
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Brian P. Dolehide  
Managing Broker  
630 606 9000  
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# Description

Asking Price \$1,450,00

## Property Description

- Exceptionally well-maintained, large residential property serving as the motherhouse and head office for a Catholic religious order.
- Consists of 2 main buildings, with a chapel, totaling approx. 57,400 SF - all situated on a 5-acre site. Also includes a separate visitors' guest house, 6 car garage, storage shed and ample parking among much green space.
- Located in a mostly single-family home community next to a municipal park and recreation complex.
- Original 3 story masonry building constructed in 1912 includes offices, meeting & community rooms, dining and bedrooms plus storage areas in approximately 18,000 SF.
- The second 3 story building was constructed in 1962 and significantly renovated in 2018.
- The 2 buildings are ADA, connected by an updated ramped corridor section. This 1962 building includes on the ground floor a 4,000 SF chapel, along with several offices, community & meeting rooms, storage, utility areas, an updated kitchen and dining hall. On 2<sup>nd</sup> and 3<sup>rd</sup> floors there are 25 separate bedrooms with own bathrooms (6 with baths, no showers), plus community rooms, offices and dining area. All floors are connected by an elevator. See detailed floorplans for layouts.
- The property is zoned R1 which allows various uses.
- Tax Exempt

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## Opportunity

- Unique opportunity for serving institutional user as office, educational & training, religious, or residential / health care facility. Also ideal for residential developer seeking housing and/or educational facility.

## Location

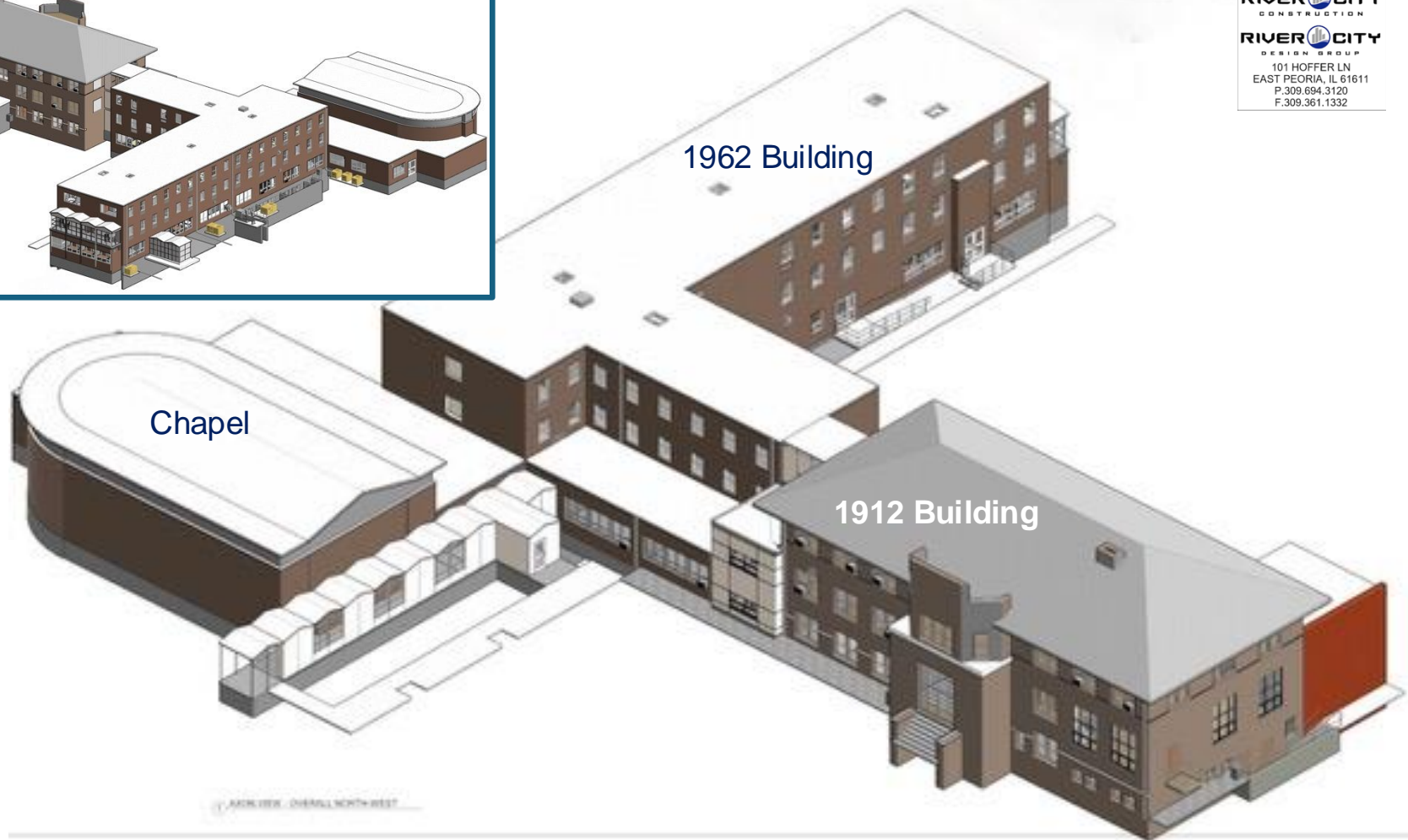
- The property is located in the small community of West Peoria just minutes from nearby Bradley University, St. Francis Medical Center and downtown Peoria. Neighboring Peoria has a population of over 110,000 and is located on the Illinois River.
- Greater Peoria is the hub of a 30-county region home to more than 1.7 million people, hundreds of major employers and a globally connected workforce. Peoria boasts the best of both worlds: a big-city lifestyle with a small-town feel, the perfect mix of rural and urban. The city is family- friendly, inclusive and welcoming to all, with opportunities for everyone to get involved, find their place and make a difference.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,465	26,740	52,131
Total Population	9,469	63,553	120,235
Average HH Income	\$74,882	\$56,330	\$67,092





# Building Specifications



**RIVER CITY**  
CONSTRUCTION  
**RIVER CITY**  
DESIGN GROUP  
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# Building Specifications

Current Use: Corporate Headquarters and Living Quarters			
Parcel Number (s)	18-06-451-026	Zoning	R-1 Medium Density Residential
Address	2408 W. Heading Ave	District	City of West Peoria
City / State / Zip	West Peoria, Illinois IL 61604	Annual Taxes (Tax code 0920)	Exempt non-profit
Total Square Footage	50,744	Tax Year / Pay Year	Installments due 06/04/2024 - 09/04/2024
Total Building Size	3 story 50,744 sf building used as headquarters and living quarters, plus separate guest house.	Parking	Onsite lot and driveways
Land Size	5.205 acres or 226,730 sf	Traffic Count VPD - Address	Av daily traffic count 1,425
Age of buildings	50-60 years	Nearest Interstate	1.6 miles to I-74, 4.2 miles I-474
	<b>1912 Building</b>	<b>1962 Building</b>	<b>Guest House</b>
Buildings	1 (joined)	1 (joined)	960 sf Guest House Building - Single story with basement. Enclosed Porch off Dining Room. With Perimeter Fence.
	16,522 sf (not incl attic) approx.	36,860 (not incl. attic) approx.	<b>Garage 1</b> - 60 x 22' Garage accommodates 6 vehicles. Wood frame.
Basement (not incl ext. stairs)	Full under 1912 Buildings - included in GPA. 765 sf - Mechanical space and laundry.	Partial under 1962 building, not included in GPA. 3861 sf mechanicals and piping system. Hydraulic elevator equipment and storage. Air handling new 2018.	<b>Garage 2</b> - 24 x 28' Garage for 1 vehicle or storage. Wood frame.
First Floor	5232 sf - Staff and Sister Offices & support staff spaces. Majority of space renovated 2018.	16432 sf - Kitchen and dining rooms, community rooms and office renovated 2018. Also on this floor Chapel and support spaces.	
Second Floor	5651 sf - Community and guest rooms and original Chapel, now used as a multi-use teaching room.	8580 sf - Small Chapel and community rooms. 11 sleeping rooms with restrooms, parlors, small kitchen and Nurse station. Majority renovated 2004.	
Third Floor	4874 sf - Sleeping and restrooms	7987 sf - 28 sleeping rooms (8 with no restrooms), entire floor renovated 2018.	

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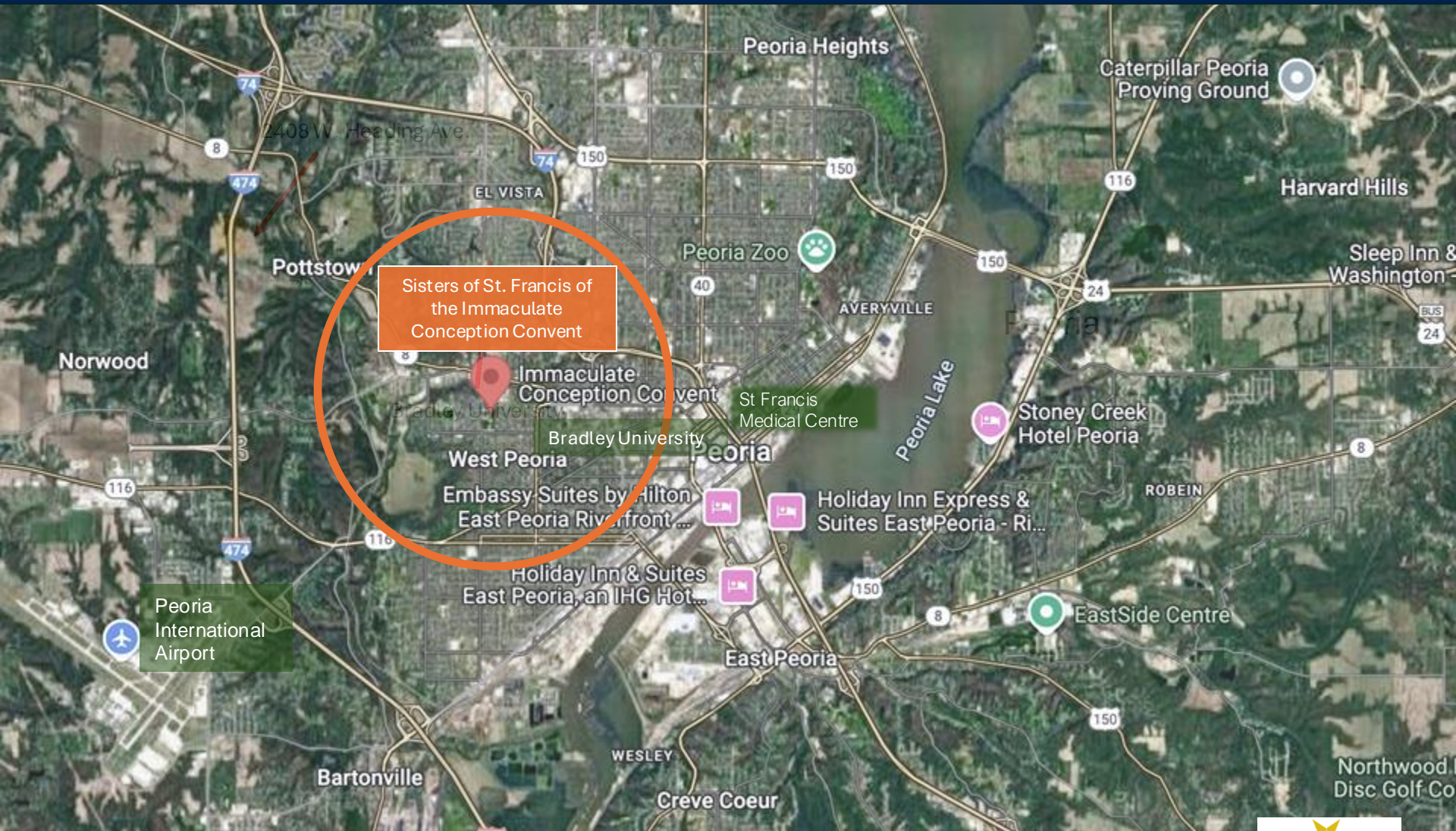


# Location





# Location





# Location





# 1962 Building



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# 1912 Building



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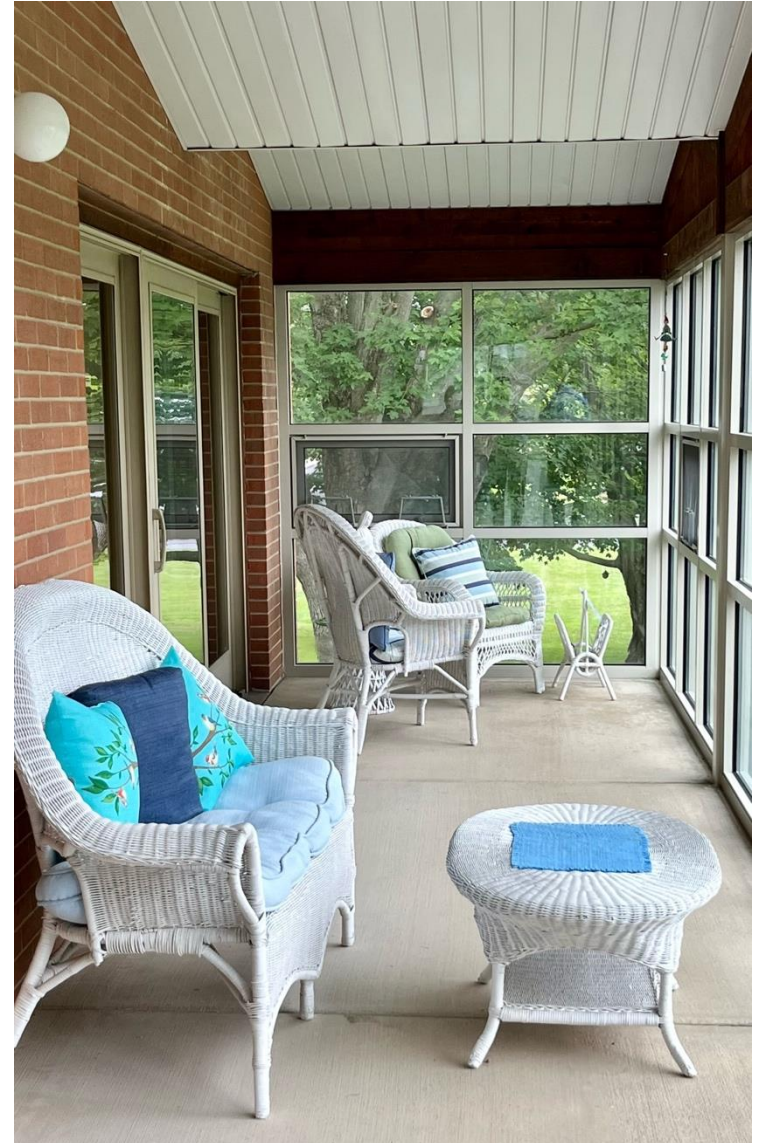


# Interiors





# Interiors





# Interiors



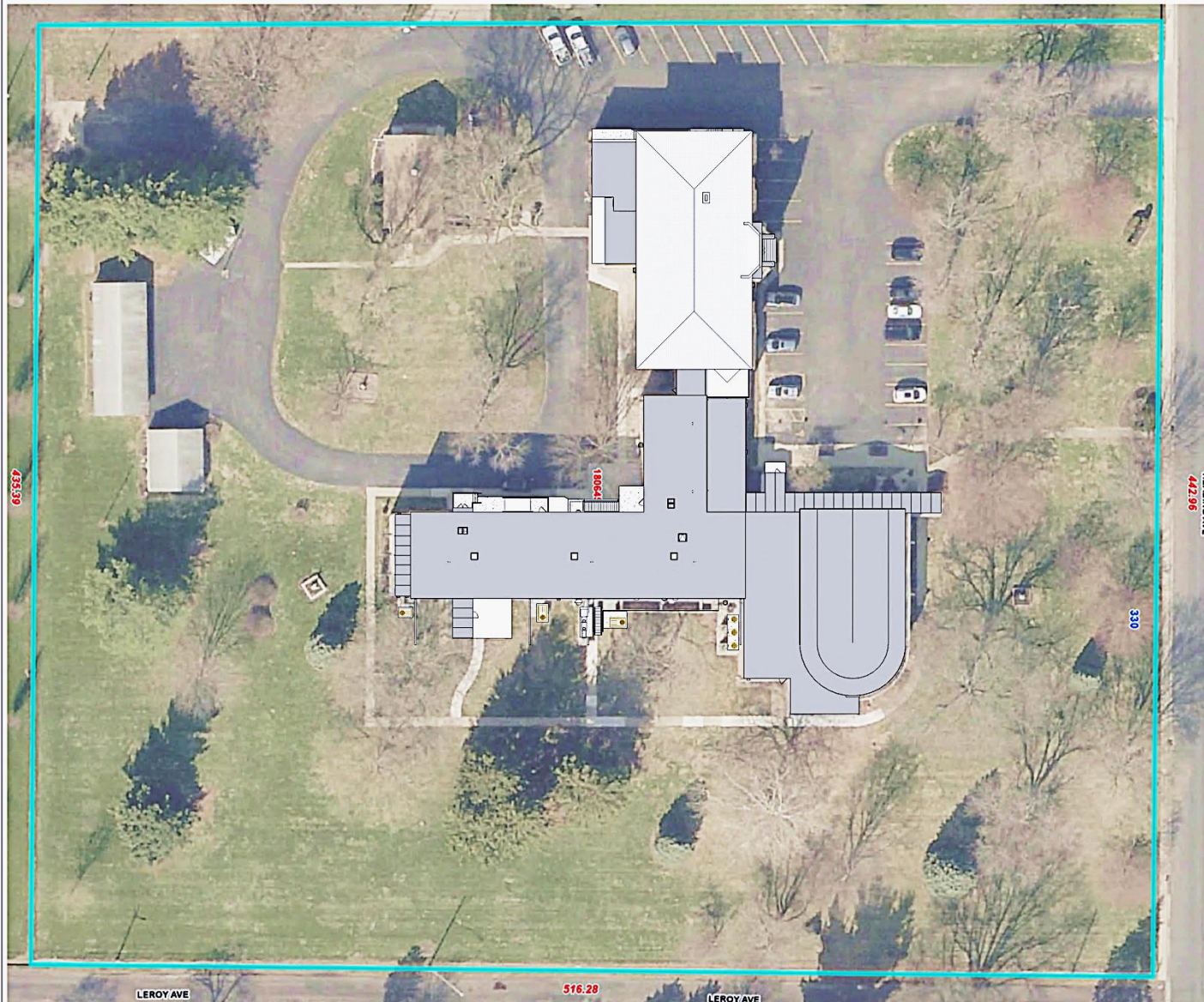


# Guest House





# Site Plan



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# Floor Plans – First Floor

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STATE OF ILLINOIS  
JANUARY 1, 2025  
River City  
Design Group  
LLC  
PROFESSIONAL DESIGN

Date  
11/20/24

Description  
FACILITY ASSESSMENT

No.

HEADING AVENUE MOTHERHOUSE  
**SISTERS OF ST FRANCIS**  
2408 West Heading Avenue, West Peoria, IL 61604

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FIRST FLOOR  
- AREA PLAN

PROJECT NO. 245075  
DATE 11/20/2024  
DESIGN JDA  
DRAWN JDA  
CHECKED JDA  
APPROVED JDA

**A-2**

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# Floor Plans – Second Floor

**RIVER CITY**  
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**RIVER CITY**  
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No.	Description	Date
1	QUALITY ASSESSMENT	11/20/04



HEADING AVENUE MOTHERHOUSE  
**SISTERS OF ST. FRANCIS**

2408 West Heading Avenue, West Peoria, IL 61604

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SECOND  
FLOOR -  
AREA PLAN

PROJECT NO. 245575  
DATE 11/20/2024  
DESIGN JDA  
DRAWN JDA  
CHECKED JDA  
APPROVED JDA

**A-3**



# Floor Plans – Third Floor

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No.	Description	Date
1	FACILITY ASSESSMENT	11/20/2024



HEADING AVENUE MOTHERHOUSE  
**SISTERS OF ST FRANCIS**  
2408 West Heading Avenue, West Peoria, IL 61604

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THIRD FLOOR - AREA PLAN

PROJECT NO.	245575
DATE	11/20/2024
DESIGN	JDA
DRAWN	JDA
CHECKED	JDA
APPROVED	JDA

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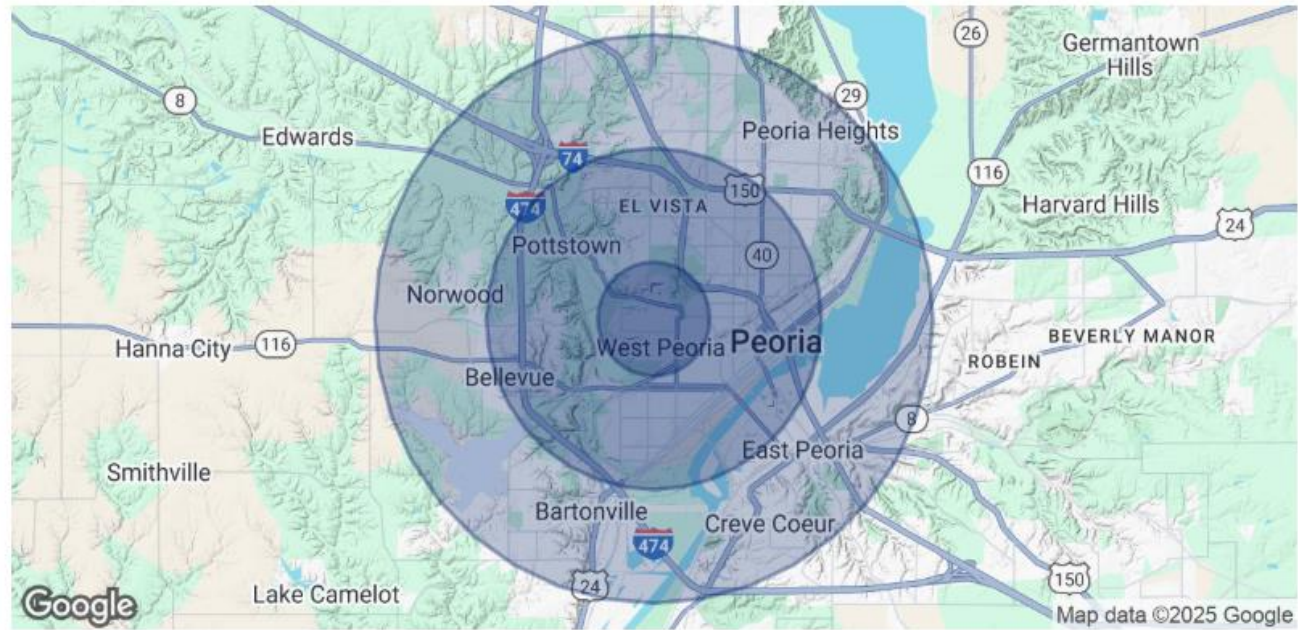
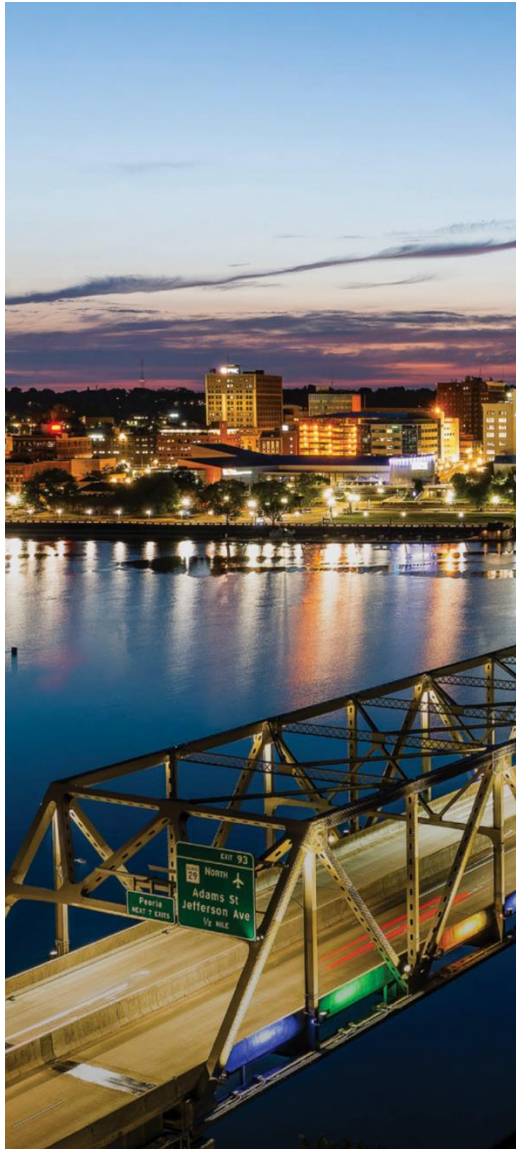
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# Demographics



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,469	63,553	120,235
Average Age	36	38	40
Average Age (Male)	35	37	39
Average Age (Female)	37	39	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,465	26,740	52,131
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$74,882	\$56,330	\$67,092
Average House Value	\$134,518	\$112,803	\$137,119

Demographics data derived from AlphaMap



# About Peoria

## West Peoria

With only a five-minute drive to downtown Peoria, West Peoria offers a quiet escape from the city. A mostly residential area, it has easy access to the surrounding nature and amenities. And for those who love to travel, the Peoria airport is a quick drive across the highway.

## Greater Peoria Population 1.7 million

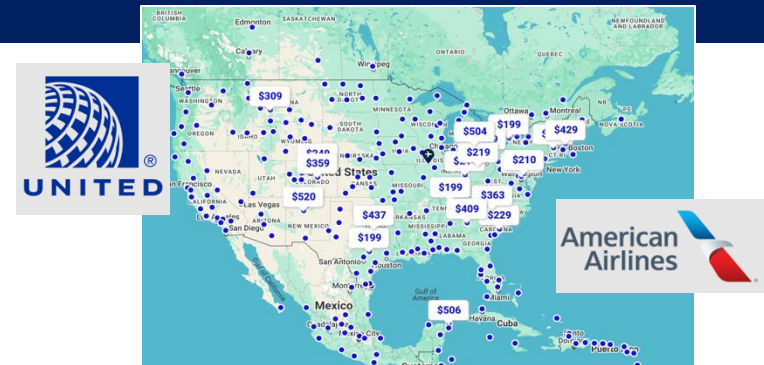
Well connected by Interstate Highway I-474 and Interstate I-74, Greater Peoria is the hub of a 30-county region that's home to more than 1.7M million people, hundreds of major employers and a globally connected workforce, boasting the best of both worlds: a big-city lifestyle with a small-town feel, the perfect mix of rural and urban.

**#7 Most affordable place to live in the USA**

## Top 5 employment industries

**17%** Healthcare   **13%** Manufacturing   **12%** Government  
**11%** Retail   **8%** Food services and Accommodation  
**39%** Other

Demographics data derived from [www.choosegreaterpeoria.org/](http://www.choosegreaterpeoria.org/)



**Peoria International Airport** offers nonstop services on Allegiant, American, & United. Free parking & shuttle service is a stress-free way to connect to the world.



## Most affordable mid-sized community for home buyers:

- ✓ **143K** Median home sales price
- ✓ **70K** Median household income
- ✓ Gas bills **45% less** than national average
- ✓ Electricity bills **19%** less than national average
- ✓ **#1 largest park district** in Illinois





# AD Advisors and Contact



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## About AD Advisors

A.D. has 25 years of experience working exclusively with Catholic real estate, managing, selling and leasing over 5,000 Catholic acres of land and 2,600 Catholic buildings with the Archdiocese of Chicago. Brian Dolehide is a regular subject matter speaker on the intricacies of Catholic real estate, including schools, convents, monasteries, seniors, and vacant land.

Working exclusively with Catholic properties, AD are a leading advisor with unique real estate experience from hundreds of religious projects, involved with over \$1.5 billion of Catholic-owned real estate properties in the US.

## Contact

We welcome the opportunity to meet and discuss your project. Please call us with any questions or queries.

Site and area plans:  
RIVER CITY DESIGN  
GROUP LLC  
101 Hoffer Lane  
E Peoria IL 61611  
P 309 694 3120

