

For Sale

CBRE

2221 Elmwood Avenue Wilmette, IL



Property Information

01

Property Specs

The multi-functional and multi-story Sacred Heart Convent facility is situated in the middle of a block on the southeast corner of Hunter and Elmwood in the Village of Wilmette.

The underlying land of the entire property measures approximately +/- 180,000 sf or +/- 4.13 acres.

The entire property has a zoning designation of R1-A.





The Offering

Option 1: +/- 64,000 SF 4 Story Building

Adaptive re-use of the existing structure as is. Four story building (including the full basement) is +/- 64,000 SF on a +/- 127,500 SF site.

Option 2: +/- 43,500 SF; +/- 1.00 AC

- 5 residential land parcels along Hunter of +/- 8,700 SF each (60' X 145') or +/- 43,500 SF total.
- 1 residential land parcel along Elmwood on the NE corner of the block of +/- 8,700 SF (60' X 145'). (This single parcel can be separated from the other 5 residential land parcels.)

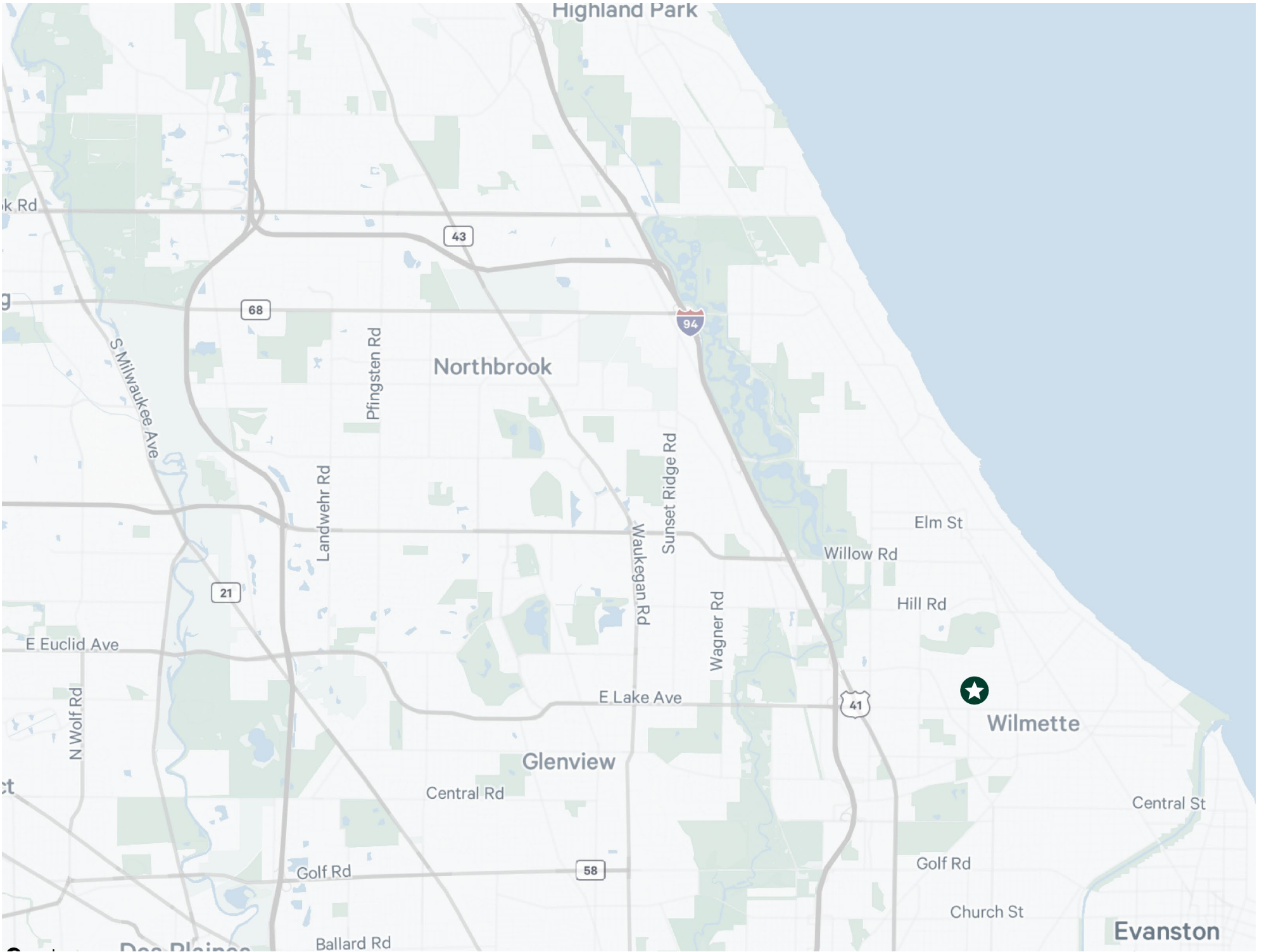
Option 3: Entire 4.13 AC Site

Demolish the building and redevelop the entire 4.13 AC rectangular site to residential use.



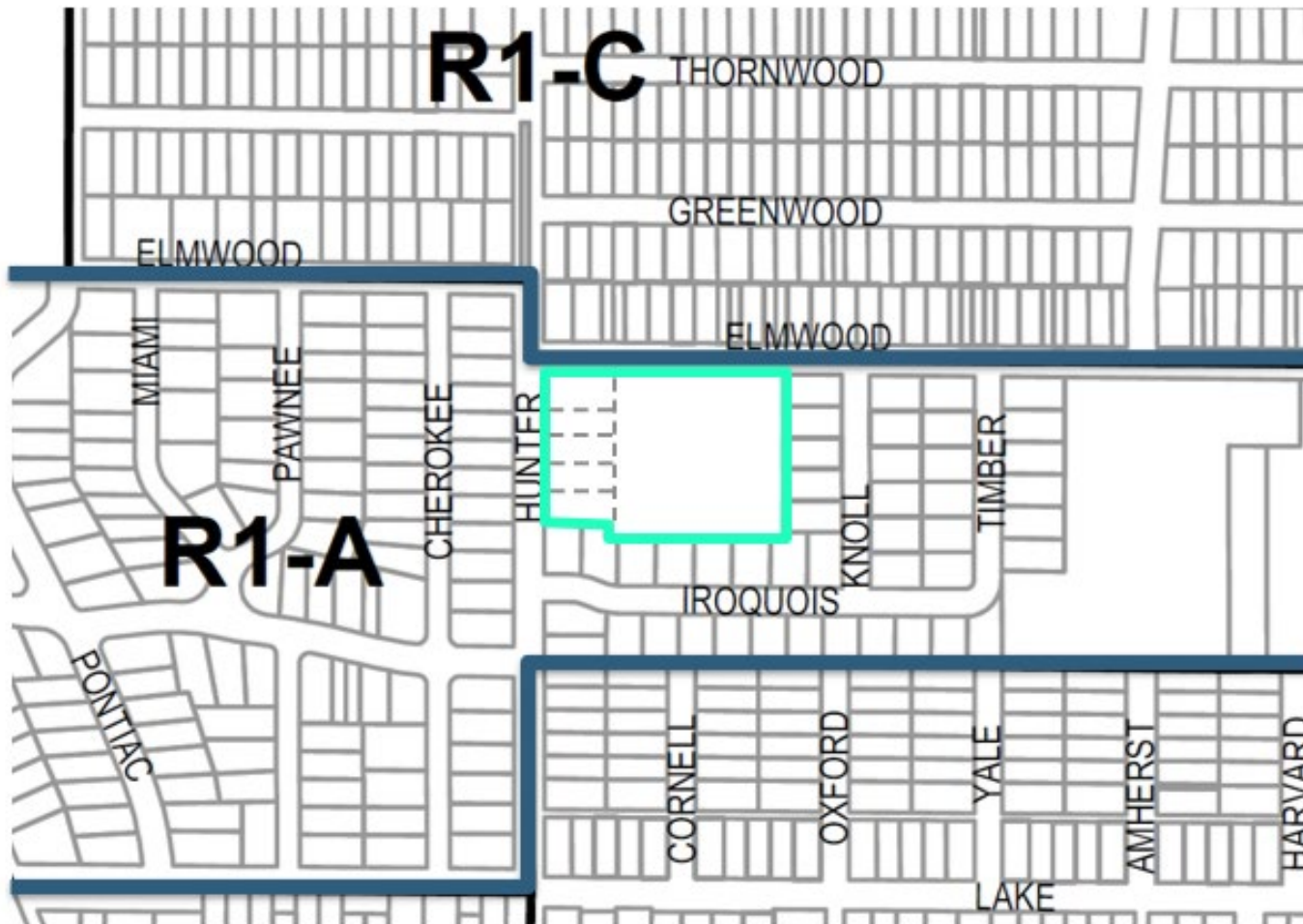
Property
Location

02



Zoning

03



**Village of Wilmette
Zoning Ordinance**

Article 30-8 Residential Zoning District designation R1-A.

Lot Area

Minimum Lot Area – 8,400 SF
Minimum Lot Width- 60 feet

R1-A Zoning

R1-A Zoning sub district contains residential development, predominantly detached single family homes.

Permitted Uses

Dwelling, Single Family
Group Home

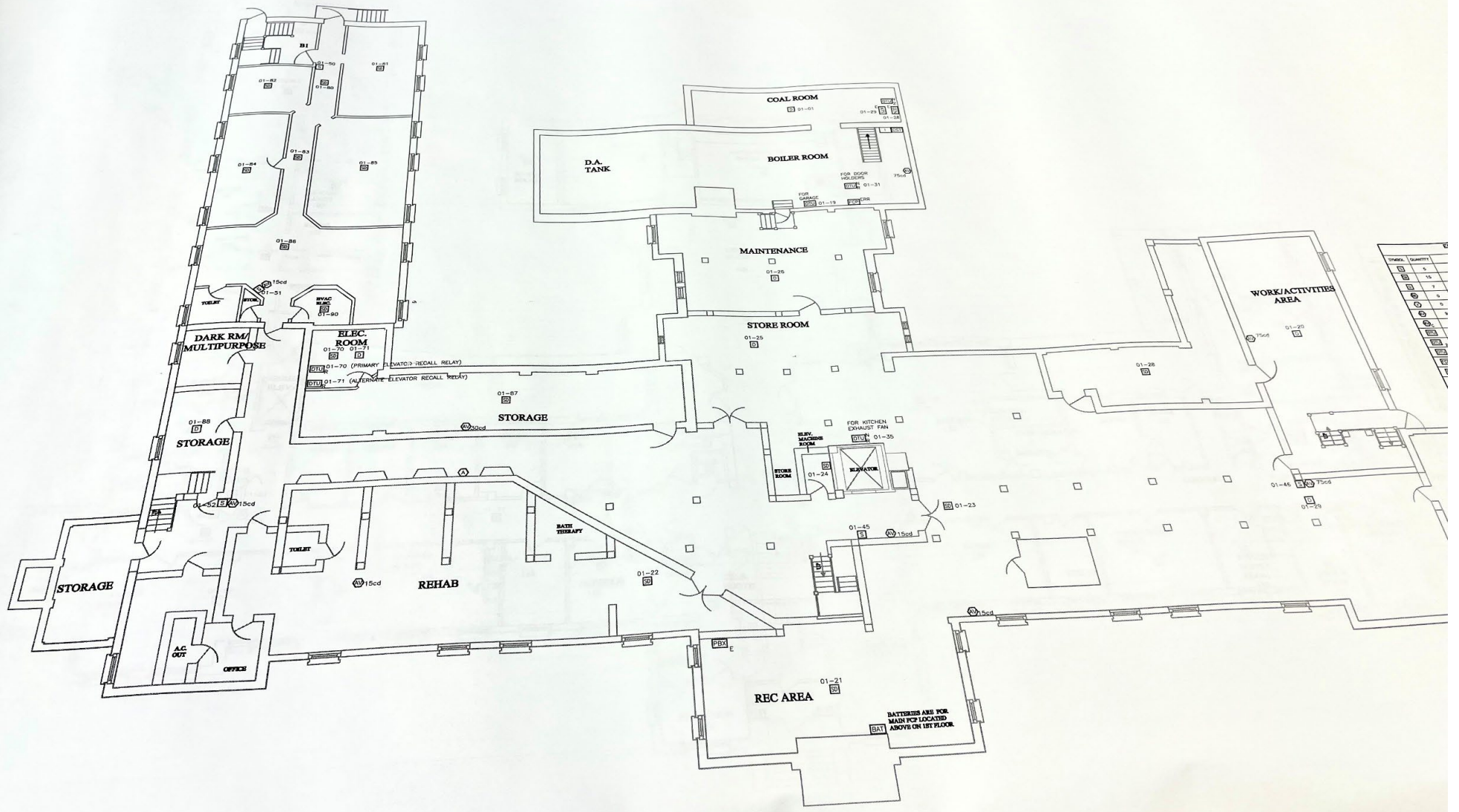
Special Uses


Adaptive Reuse Senior Housing
Education-College, Primary, Secondary
Day Care Home-Adult or Children
Day Care Center-Adult or Children
Cultural Facility
Place of Worship
Social Club or Lodge
Recreation Center

Floor Plans

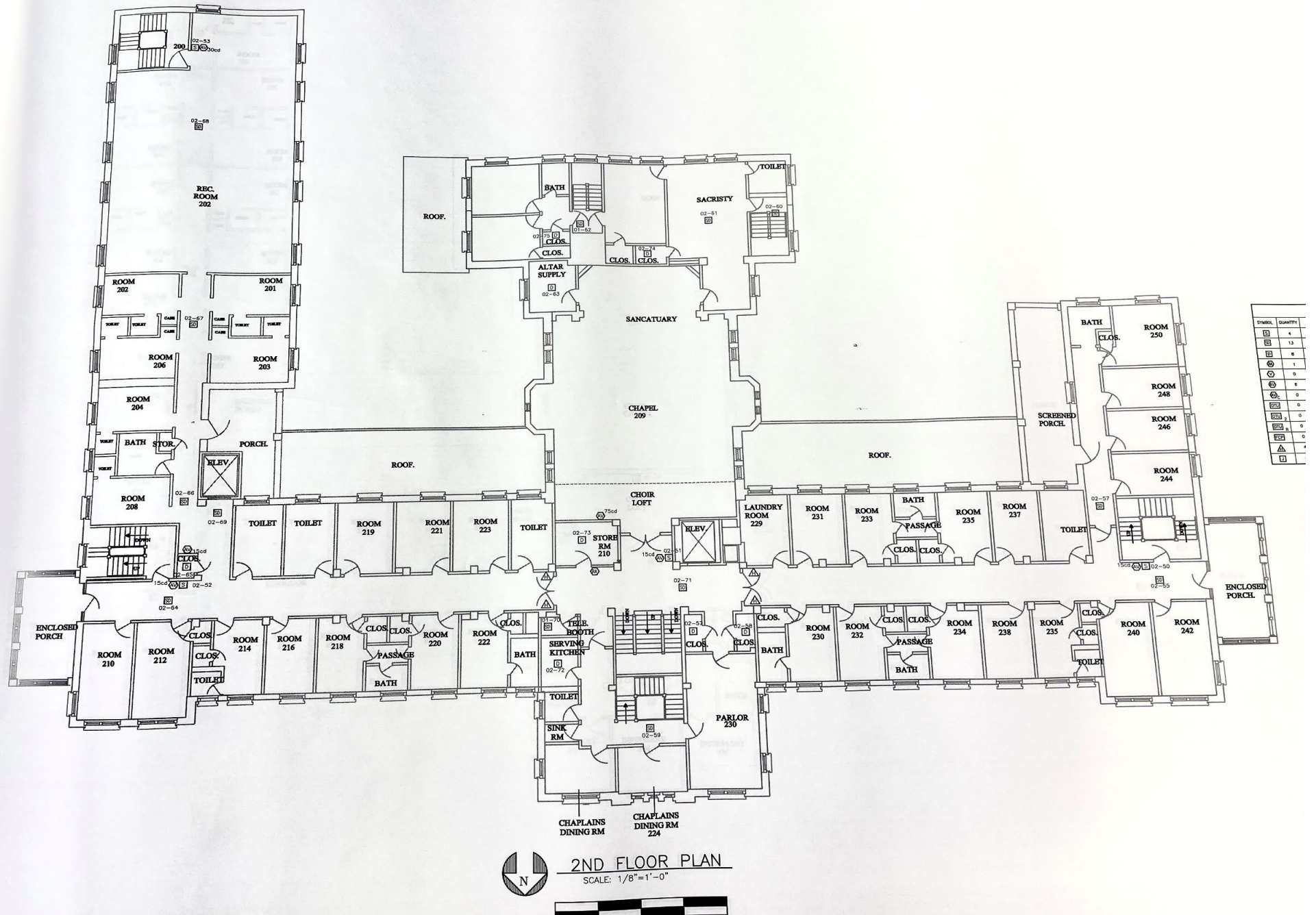
04

Basement Plan

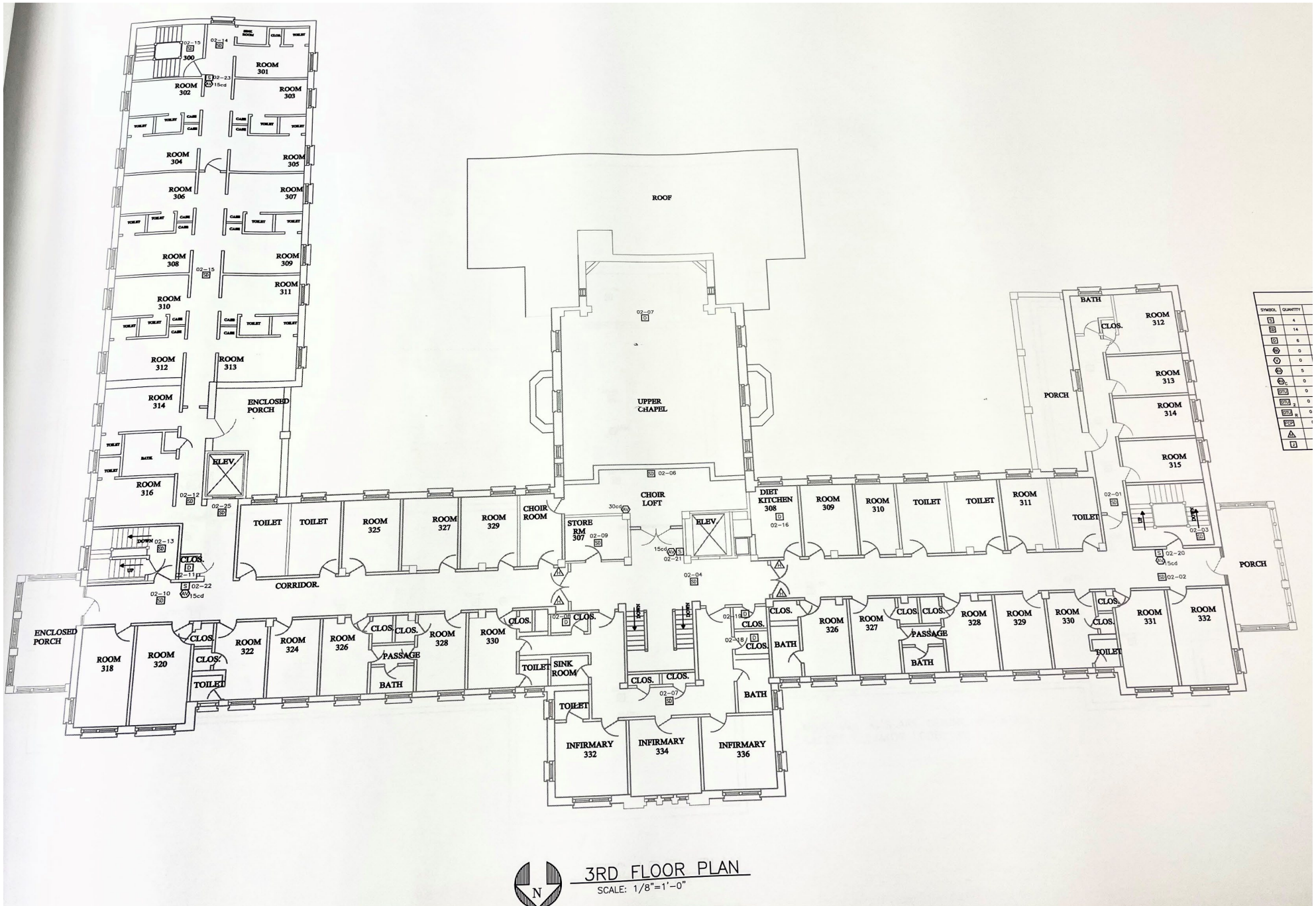


 **BASEMENT LEVEL PLAN**
SCALE: 1/8"=1'-0"

2nd Floor Plan

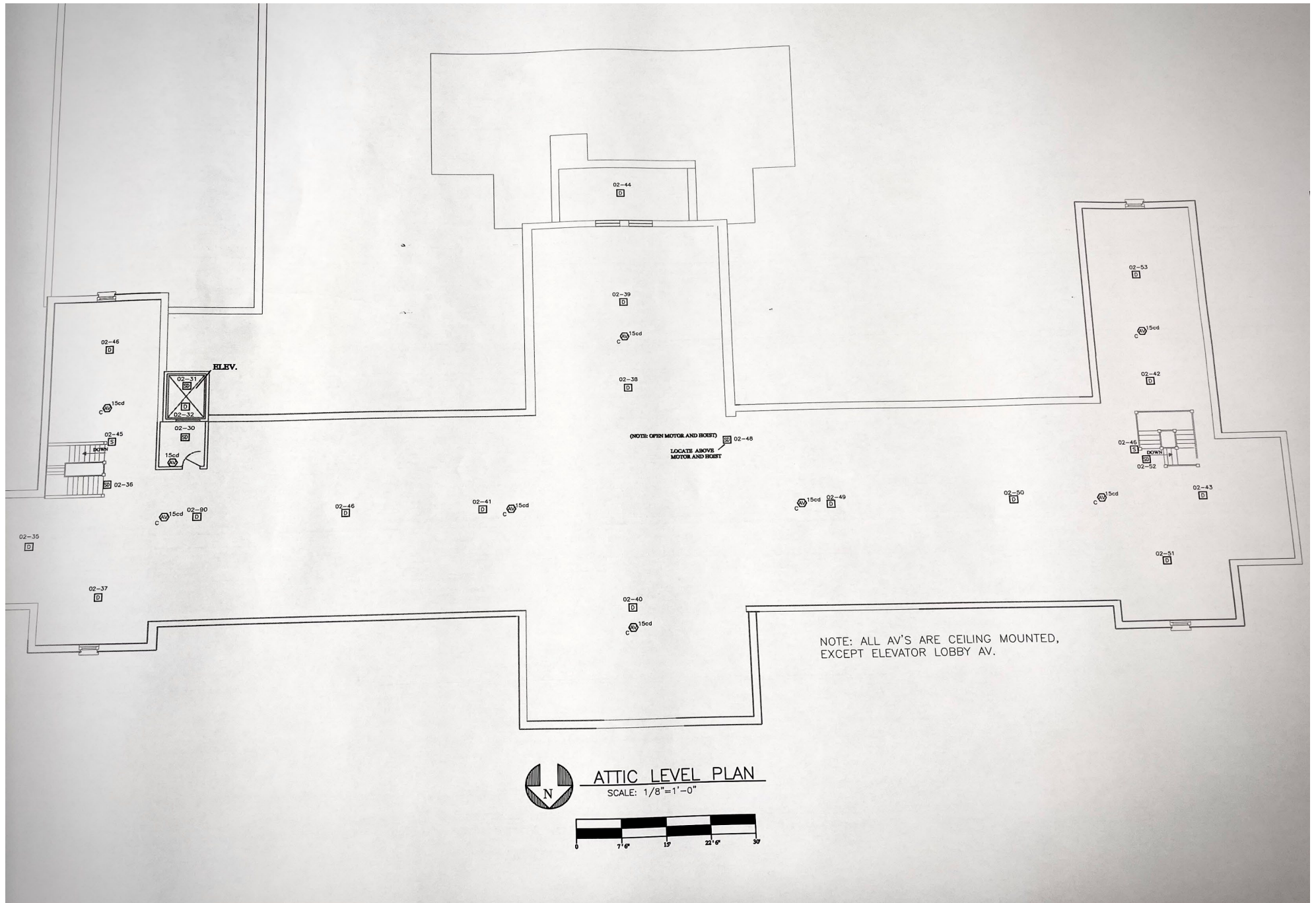


3rd Floor Plan



3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

Attic Floor Plan





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