

REAL ESTATE GROUP



Asking Price \$2,500,000

MULTI PARCEL PORTFOLIO

8235 S South Shore Dr , Chicago, IL 60617



The
NOIR
COLLECTIVE



Commercial Residential Rental Advisory

Listed exclusively by:
Brittany Ramsey
Commercial Sales Broker
(313) 303-2483



TABLE OF CONTENTS



7...CONFIDENTIALITY & DISCLAIMER

8 ... PROPERTY HIGHLIGHTS

9 ... EXECUTIVE SUMMARY

10 ...PROPERTY PHOTOS

CONFIDENTIALITY & DISCLAIMER



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **The Noir Row Collective** and **KW Commercial** and should not be made available to any other person or entity without the written consent of The Noir Row Collective and KW Commercial.

This Marketing Brochure has been prepared to provide summary, to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Noir Row Collective and KW Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Noir Row Collective and KW Commercial has not verified, and will not verify, any of the information contained herein, nor has The Noir Row Collective and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. ALL POTENTIAL INVESTORS ARE RESPONSIBLE TO TAKE APPROPRIATE STEPS TO VERIFY ALL INFORMATION SET FORTH HEREIN AND CONDUCT THEIR OWN THOROUGH DUE DILIGENCE BEFORE PURCHASING THE PROPERTY. Potential investors assume all risk for any inaccuracies or inconsistencies.

PROPERTY HIGHLIGHTS

Offered At: 2,500,000

Type: SPECIAL PURPOSE/MULTI-FAMILY, MIXED USE-COMMERCIAL/RETAIL

Year Built: UNK

Zoned: RS-3

Occupancy: UNOCCUPIED

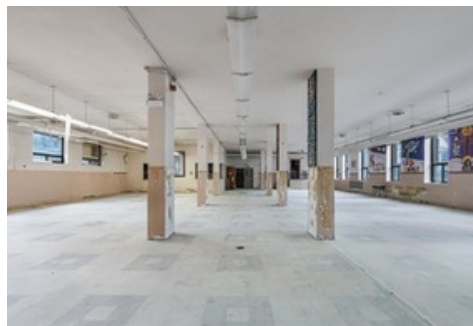
Building Size: 34,450

Building Height: 1-3 STORIES

Parking: STREET ONLY

PIN NUMBERS INCLUDED

21-31-283-026-0000
21-31-233-004-0000
21-31-233-005-0000
21-31-233-006-0000
21-31-233-007-0000
21-31-233-008-0000
21-31-233-024-0000



EXECUTIVE SUMMARY



Presented by **The Noir Row Collective** INSTITUTIONAL PORTFOLIO OPPORTUNITY Former St. Michael Catholic School Campus | South Shore STRATEGIC INVESTMENT OVERVIEW This rare institutional portfolio represents a convergence of historic significance and forward-thinking development potential. Six distinct properties on separate PINs create an exceptional mixed-use investment platform positioned strategically within South Shore's emerging tech corridor. Portfolio

Components:

- Multi-story primary academic facility with expansive classroom infrastructure
- Historic church with architectural distinction
- Multi-story convent building with residential conversion potential
- Single-story educational annex with flexible programming space
- Potential Income-generating 2-unit residential with retail storefront
- Single-family residence providing potential immediate occupancy or rental income

MARKET INTELLIGENCE & POSITIONING Proximity Advantage: Minutes from major data center development positions this portfolio at the epicenter of South Shore's technological transformation. Our market analysis indicates strong correlation between data center proximity and adaptive reuse demand for office, tech facilities, and specialized commercial

applications. Zoning Flexibility: RS-3 classification enables residential, community, civic, and commercial uses-providing strategic optionality for diverse development scenarios and multiple exit strategies.

Infrastructure Quality: Institutional-grade construction standards throughout, including commercial kitchen facilities, multi-stall restroom infrastructure, basement prep areas, and recreational hall space designed for high-capacity utilization.

DEVELOPMENT SCENARIOS Multi-Unit Residential Conversion: Substantial square footage and existing infrastructure create optimal conditions for boutique residential development within South Shore's evolving neighborhood landscape.

Mixed-Use Commercial: Strategic combination of retail, office, and community space leveraging proximity to Lake Michigan and emerging tech sector growth.

Adaptive Reuse Opportunities: Unique architectural elements and flexible floor plates ideal for creative office, co-working, event venues, or specialized commercial applications.

Income Diversification: Existing rental income from 2-unit property provides immediate cash flow during development phases.



STRATEGIC CONSIDERATIONS-

Acquisition Flexibility: Properties available individually or as complete portfolio

Expansion Potential: Additional parking development opportunities via adjacent S. South Shore Drive properties

Location Premium: Blocks from Lake Michigan with established neighborhood infrastructure

Regulatory Position: Institutional use history provides favorable foundation for commercial applications

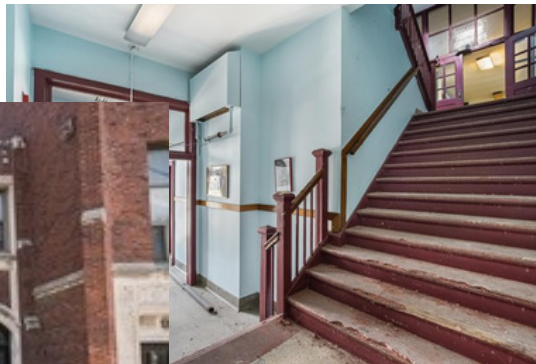
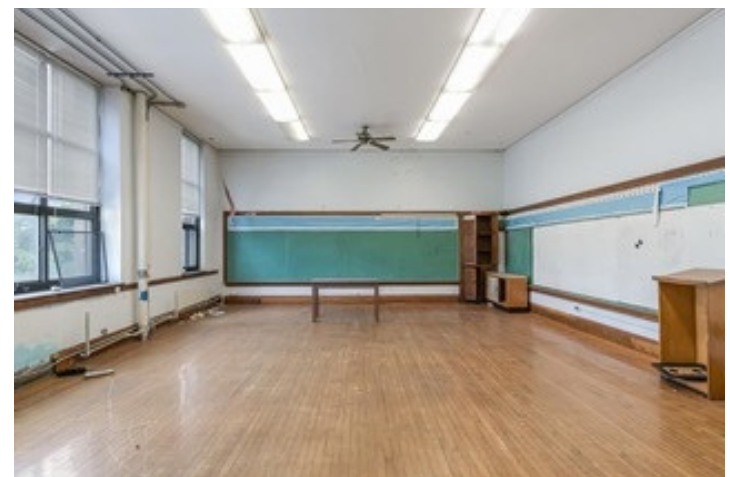
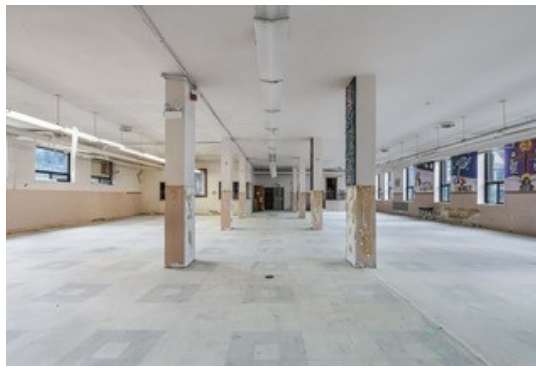
Investment Philosophy: This portfolio exemplifies our approach of identifying assets where institutional quality meets emerging market dynamics, creating value through strategic vision and precise market timing.

*Properties offered **as-is**. Buyer verification required for all representations.*

PROPERTY PHOTOS



PROPERTY PHOTOS



REAL ESTATE GROUP



Asking Price \$2,500,000

MULTI PARCEL PORTFOLIO

8235 S South Shore Dr , Chicago, IL 60617



The **NOIR** COLLECTIVE



Commercial Residential Rental Advisory

Listed exclusively by:
Brittany Ramsey
Commercial Sales Broker
(313) 303-2483

