

FOR SALE

School Building & Vacant Land

819 & 831-847 N. Leamington Avenue // Chicago, IL 60651



OFFERED BY:

ARI TOPPER, CFA
Baum Realty Group, LLC
Principal / Broker
312.275.3113
ari@baumrealty.com

TYLER DECHTER
Baum Realty Group, LLC
Vice President / Broker
312.275.3132
tyler@baumrealty.com

OWEN WIESNER
Baum Realty Group, LLC
Senior Associate / Broker
312.275.3119
owen@baumrealty.com

DAVID BROWN
Harrington Brown LLC
President
312.543.6782
dbrown@harrington-brown.com

Property Description

819 & 831-847 N. Leamington Avenue is a $\pm 27,000$ SF school building with a $\pm 4,500$ SF parking lot and an adjacent parcel of vacant land of approximately 27,500 SF. In total, the Property comprises 49,407 SF of land area (1.13 acres). The Property is located just north of Chicago Avenue in the Austin neighborhood of Chicago and is zoned B3-1 & RS-3.

819 N. Leamington Avenue: $\pm 27,000$ SF two-story masonry school building and $\pm 4,500$ SF parking lot.

831-847 N. Leamington Avenue: $\pm 27,500$ SF vacant land adjacent to parking lot

TOTAL BUILDING SIZE:	$\pm 27,500$ SF
TOTAL LAND SIZE:	$\pm 49,407$ SF
ASKING PRICE:	\$1,250,000

PROPERTY HIGHLIGHTS

- ▶ School building is efficiently laid out with a two-story classroom configuration alongside a full sized, high ceiling gymnasium
- ▶ Gated parking lot of $\pm 4,500$ SF immediately adjacent to the building
- ▶ Adjacent $\pm 27,500$ SF vacant land parcel offers optionality for parking lot expansion, playground space, or future redevelopment
- ▶ Located in Chicago's Austin neighborhood on the city's west side, in a residential area one block north of Chicago Avenue



PROPERTY DESCRIPTION

Address: 819 & 831-847 N. Leamington Avenue, Chicago, IL 60651

County: Cook County

Neighborhood(s): Austin

Total Building Area: ±27,000square feet

Total Land Area: ±49,407 square feet (1.13 acres)

Zoning: B3-1 (School & Parking Lot) & RS-3 (Vacant Land)

PINs: 16-04-424-004, 16-04-424-005, 16-04-424-006, 16-04-424-007, 16-04-424-008, 16-04-424-009, 16-04-424-010, 16-04-424-031 (partial)

2023 Taxes: N/A (Exempt)



Please note that all square footages referenced herein are estimates based on available public data and satellite imagery.

EXTERIOR PHOTOS



School Building - Leamington Avenue Frontage



School Building - Leamington Avenue Frontage

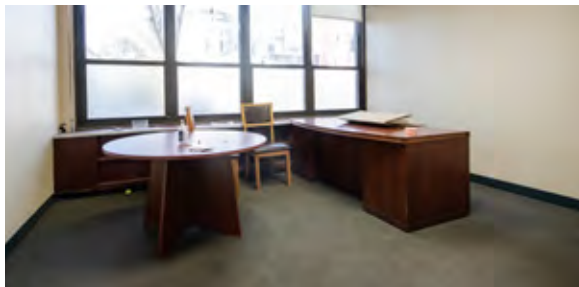


Parking Lot



Vacant Land

SCHOOL BUILDING - INTERIOR PHOTOS

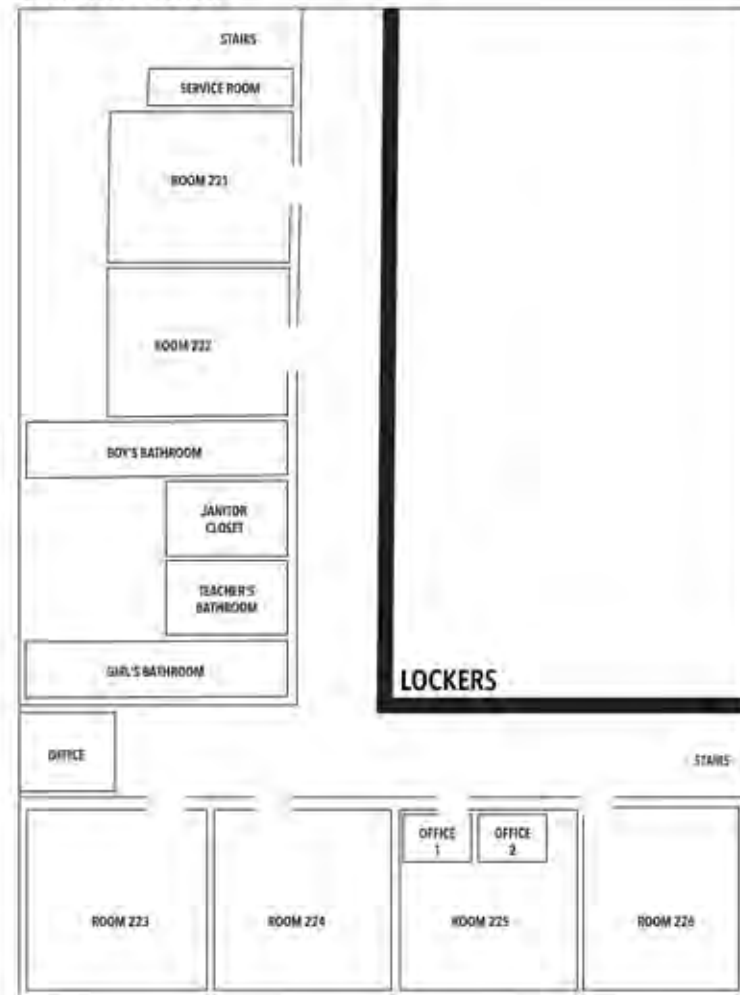


FLOOR PLAN - SCHOOL BUILDING

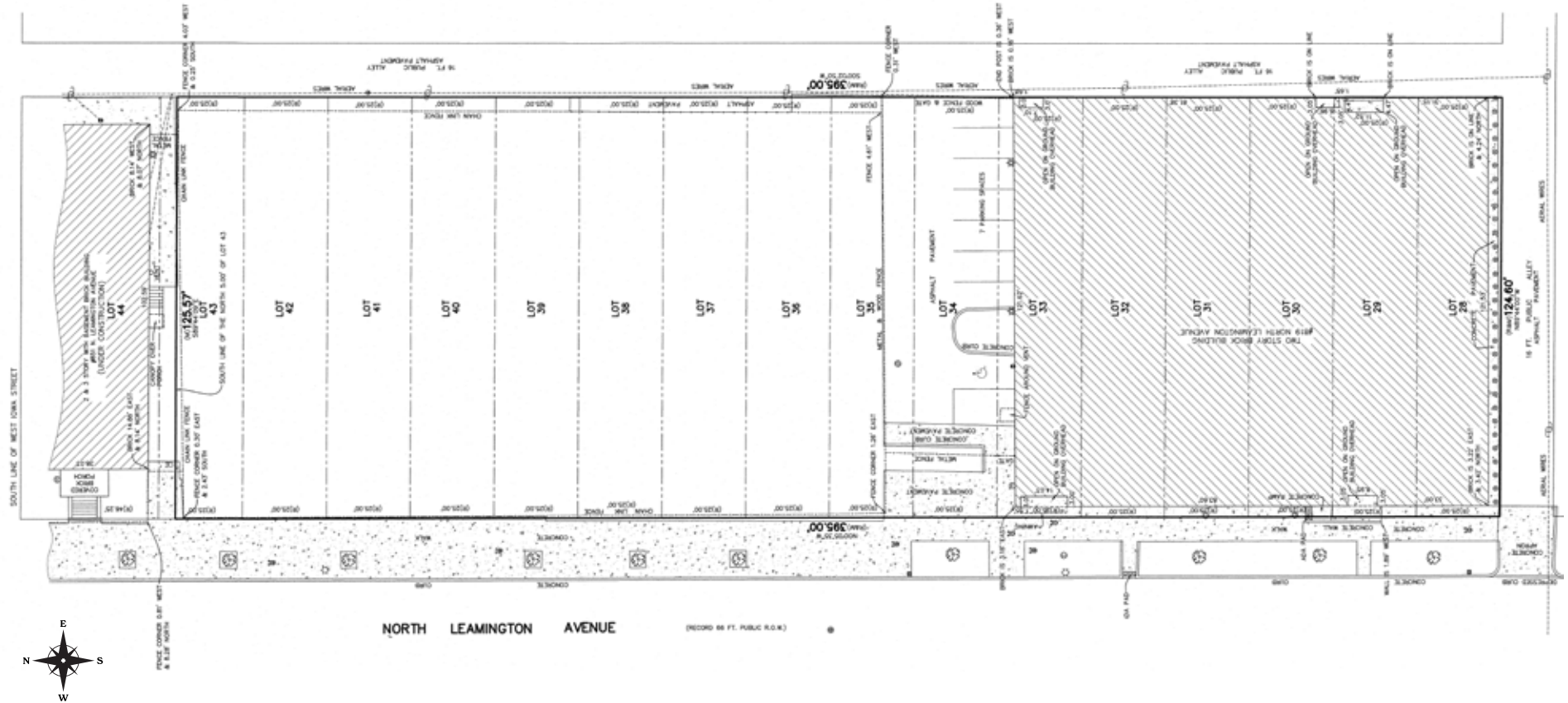
FIRST FLOOR



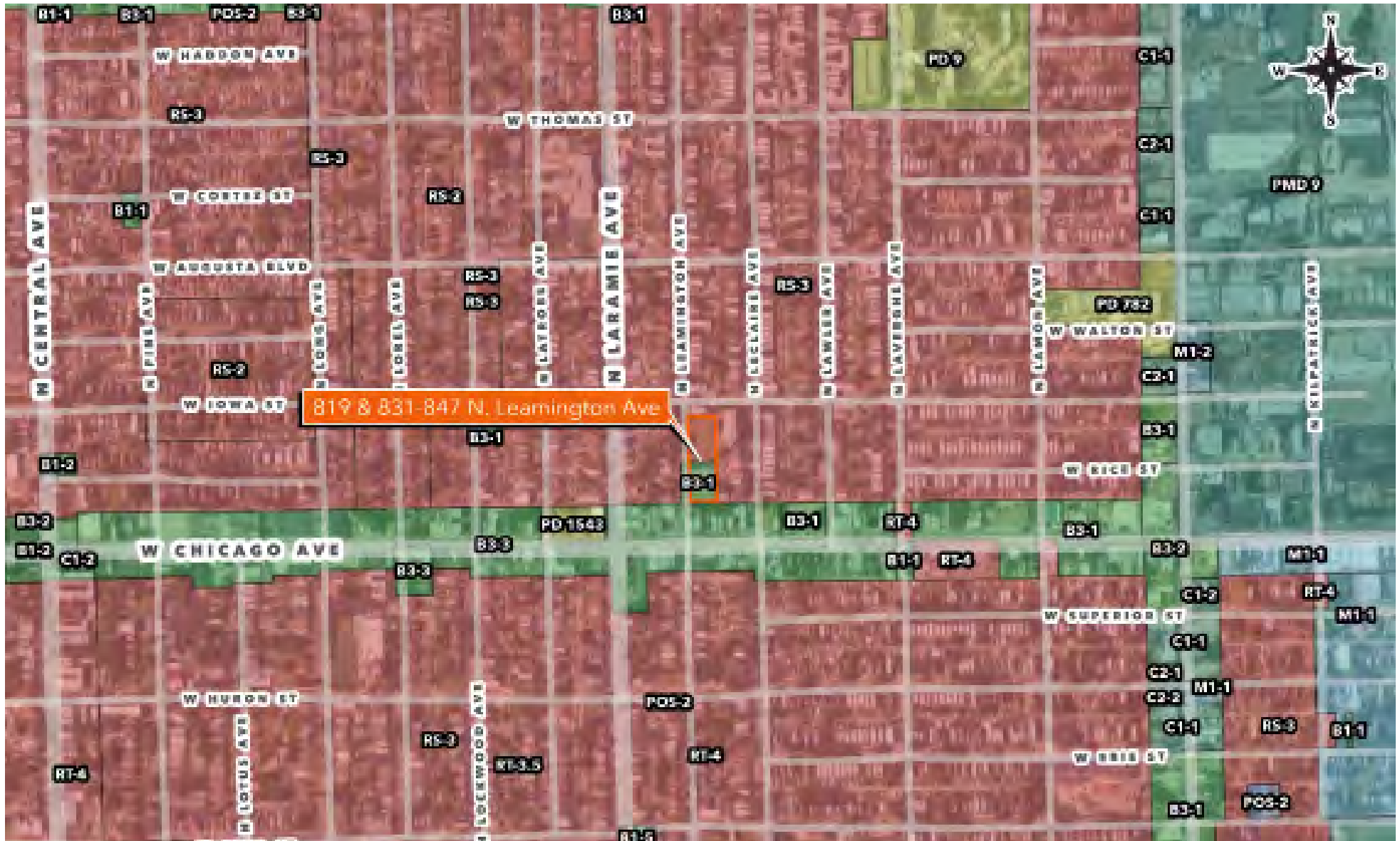
SECOND FLOOR

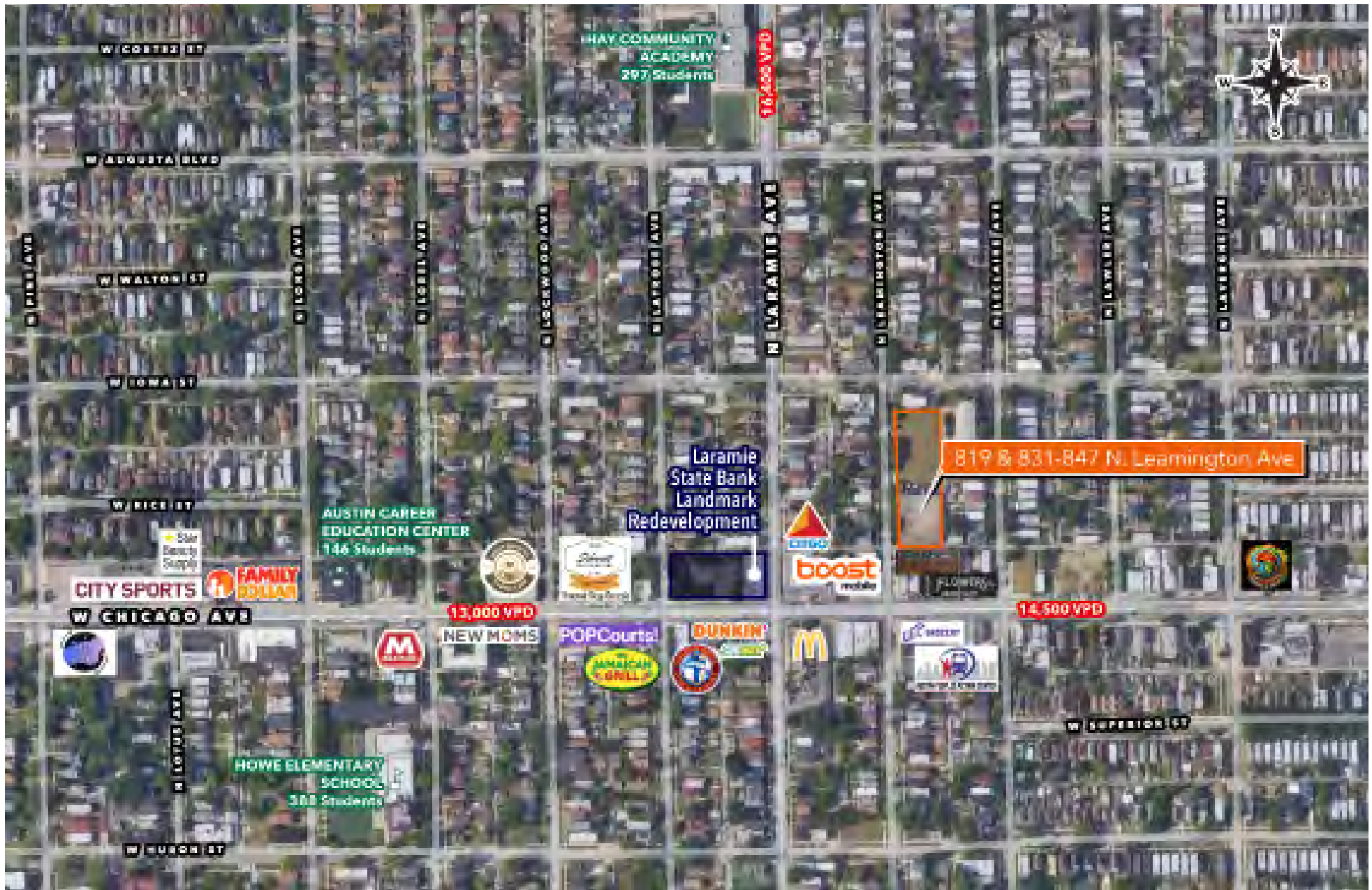


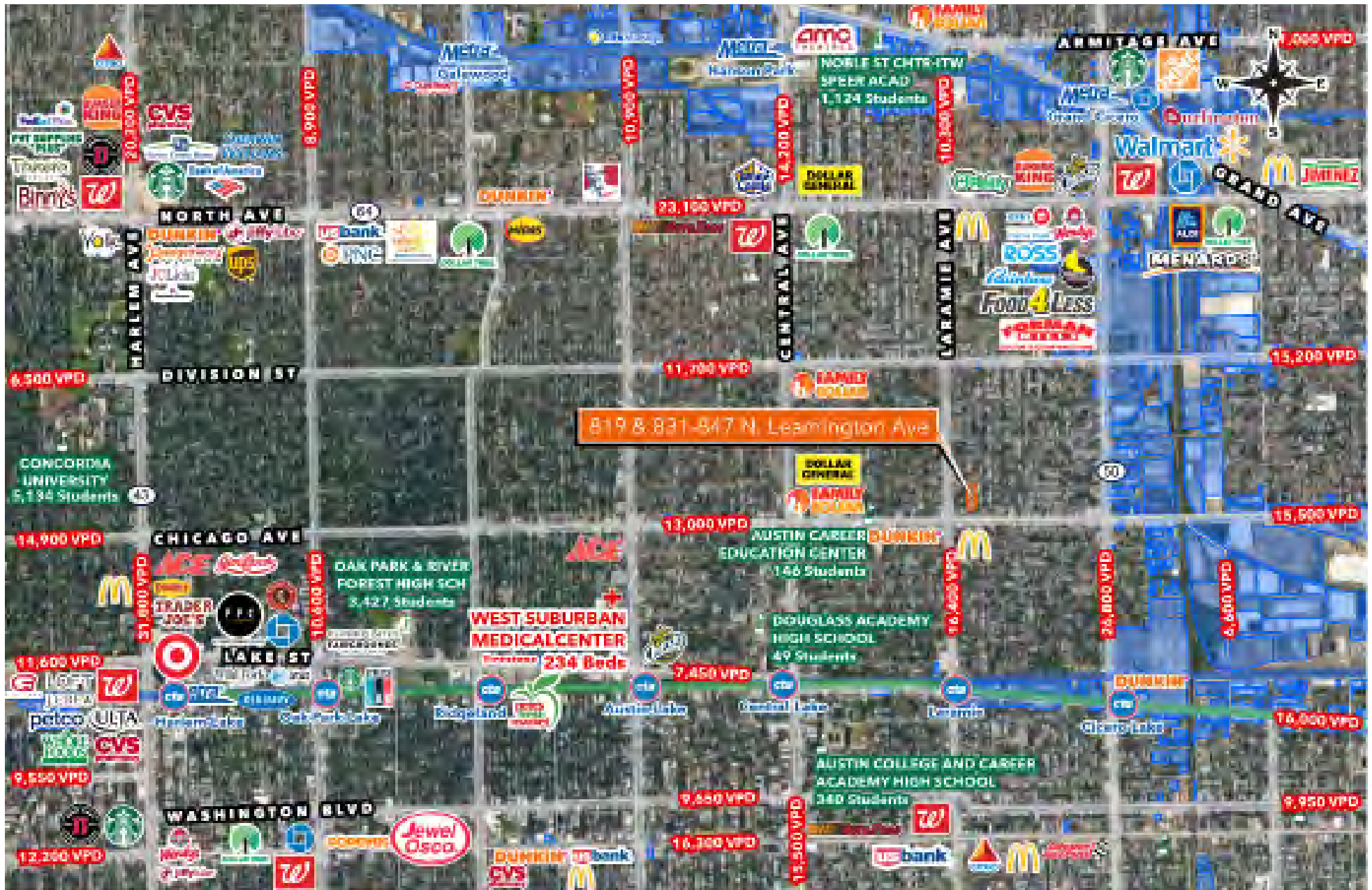
SURVEY



ZONING MAP







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