

# CHURCH PROPERTY FOR SALE

11,200± SF | 0.16± ACRES

FOUNDRY  
COMMERCIAL



8700 S. EMERALD AVENUE | CHICAGO, IL

ASKING PRICE: ~~\$425,000~~ **\$395,000**

## PROPERTY DESCRIPTION

- » The building is 11,200± SF (5,600± on the main floor and 5,600± SF in the finished basement).
- » The sanctuary can seat 310± and there is an expansion room into the narthex which can seat another 100±. There is a large parlor/sitting room with a fireplace adjacent to the sanctuary.
- » The lower level fellowship hall can seat 100± and can also be used as a chapel. There is also a full kitchen, offices, furnace room, men's and women's washrooms, and a large room for a nursery on this level.

\*Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction.

PARCEL ID	25-04-100-036-0000
COUNTY	Cook
CURRENT USE	Religious
ZONING	RT-4   Residential
# OF BUILDINGS	1
BUILDING SF	11,200± SF
ACREAGE	0.16± AC
PARKING	Street
SANCTUARY SEATING CAPACITY	310 - 410±

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR  
Designated Managing Broker  
800.400.5505  
matt.messier@foundrycommercial.com

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

LARRY HANLEY  
Designated Managing Broker  
630.584.3666  
LKH@midwestcre.com



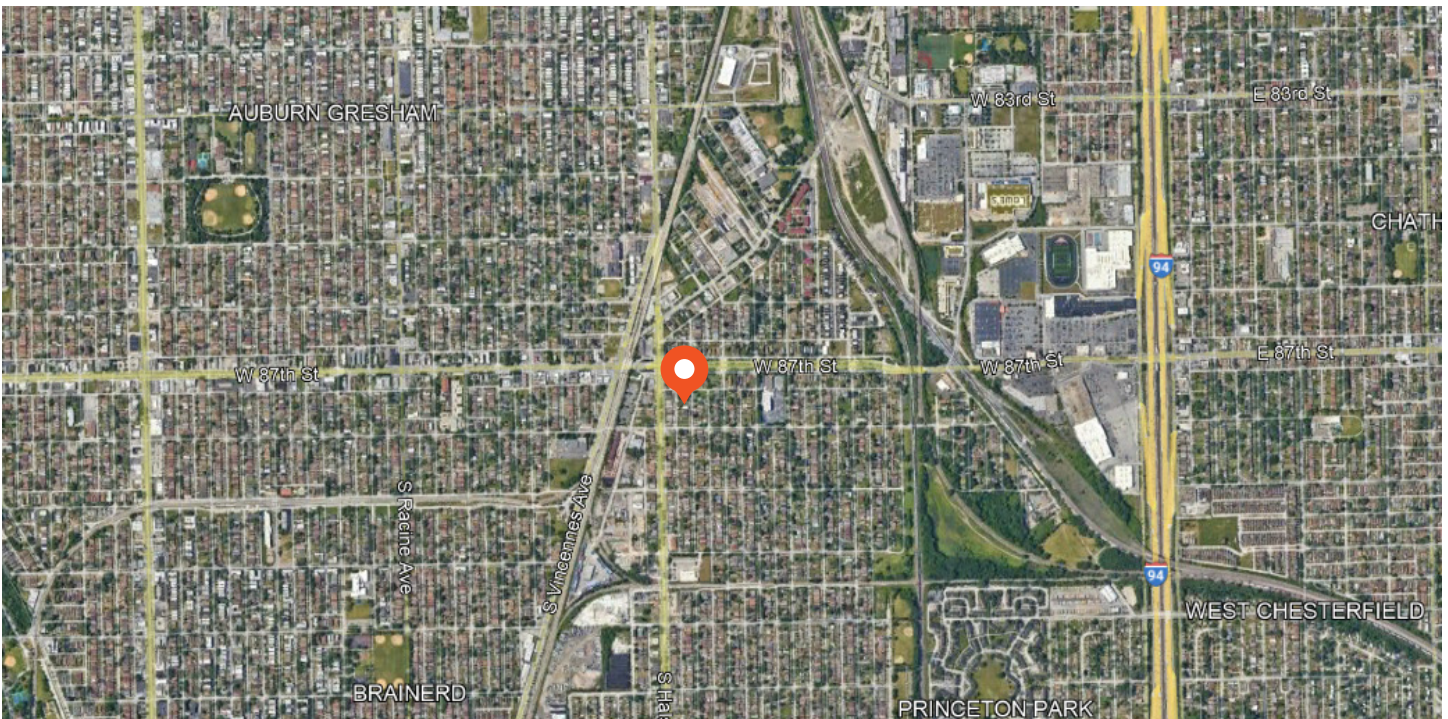
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

# CHURCH PROPERTY FOR SALE

**11,200± SF | 0.16± ACRES**

8700 S. EMERALD AVENUE | CHICAGO, IL

## AERIAL & PROPERTY OUTLINE



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, CCIM, SIOR**  
Designated Managing Broker  
**800.400.5505**  
matt.messier@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

**LARRY HANLEY**  
Designated Managing Broker  
**630.584.3666**  
LKH@midwestcre.com



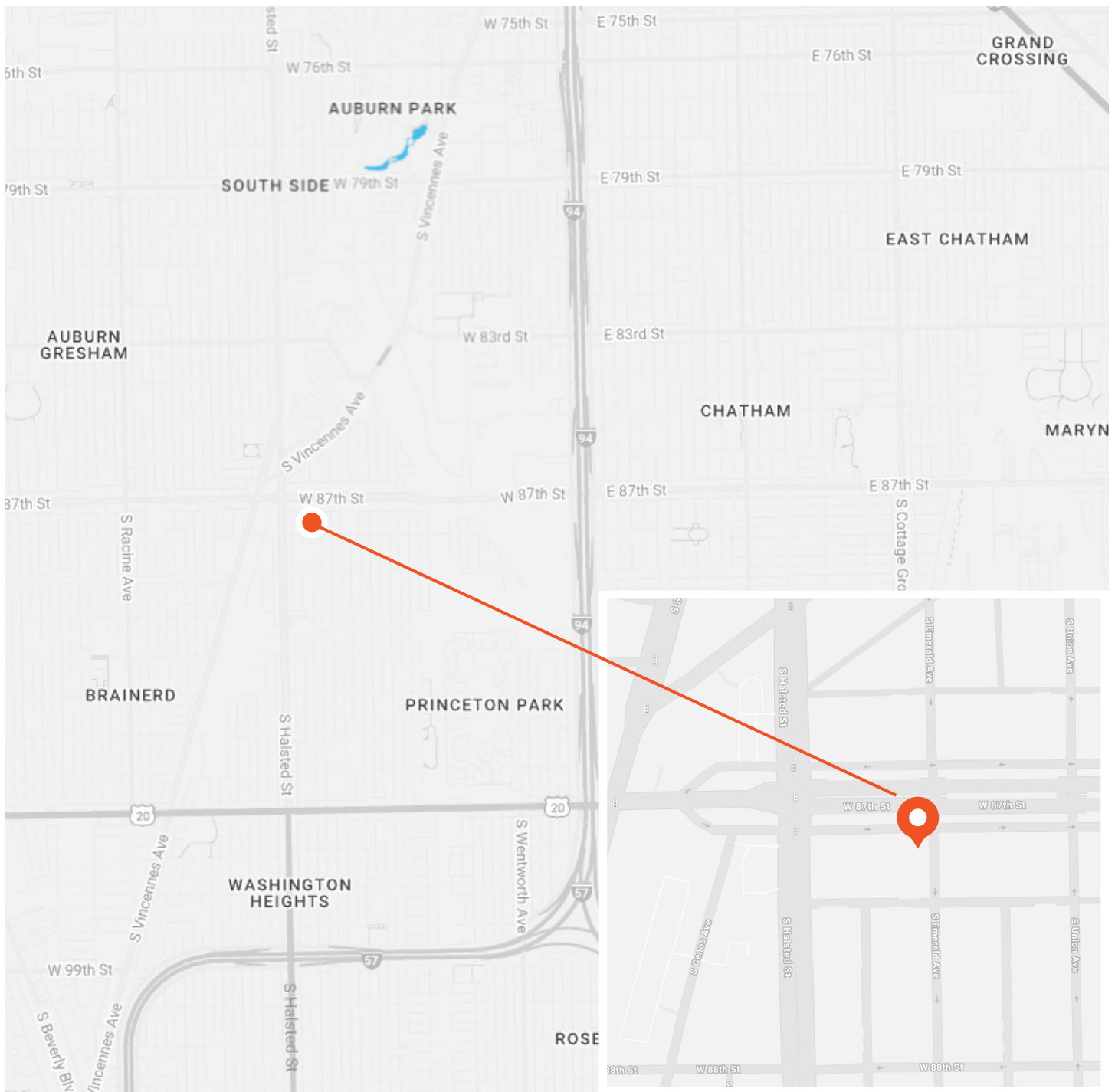
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

# CHURCH PROPERTY FOR SALE

**11,200± SF | 0.16± ACRES**

8700 S. EMERALD AVENUE | CHICAGO, IL

## LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, CCIM, SIOR**  
Designated Managing Broker  
**800.400.5505**  
matt.messier@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

**LARRY HANLEY**  
Designated Managing Broker  
**630.584.3666**  
LKH@midwestcre.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

# CHURCH PROPERTY FOR SALE

**11,200± SF | 0.16± ACRES**

8700 S. EMERALD AVENUE | CHICAGO, IL

## PROPERTY PHOTOS



CHURCH EXTERIOR



REAR ENTRANCE



PARLOR



EXPANSION ROOM



FELLOWSHIP HALL



KITCHEN

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR  
Designated Managing Broker  
800.400.5505  
matt.messier@foundrycommercial.com

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

LARRY HANLEY  
Designated Managing Broker  
630.584.3666  
LKH@midwestcre.com

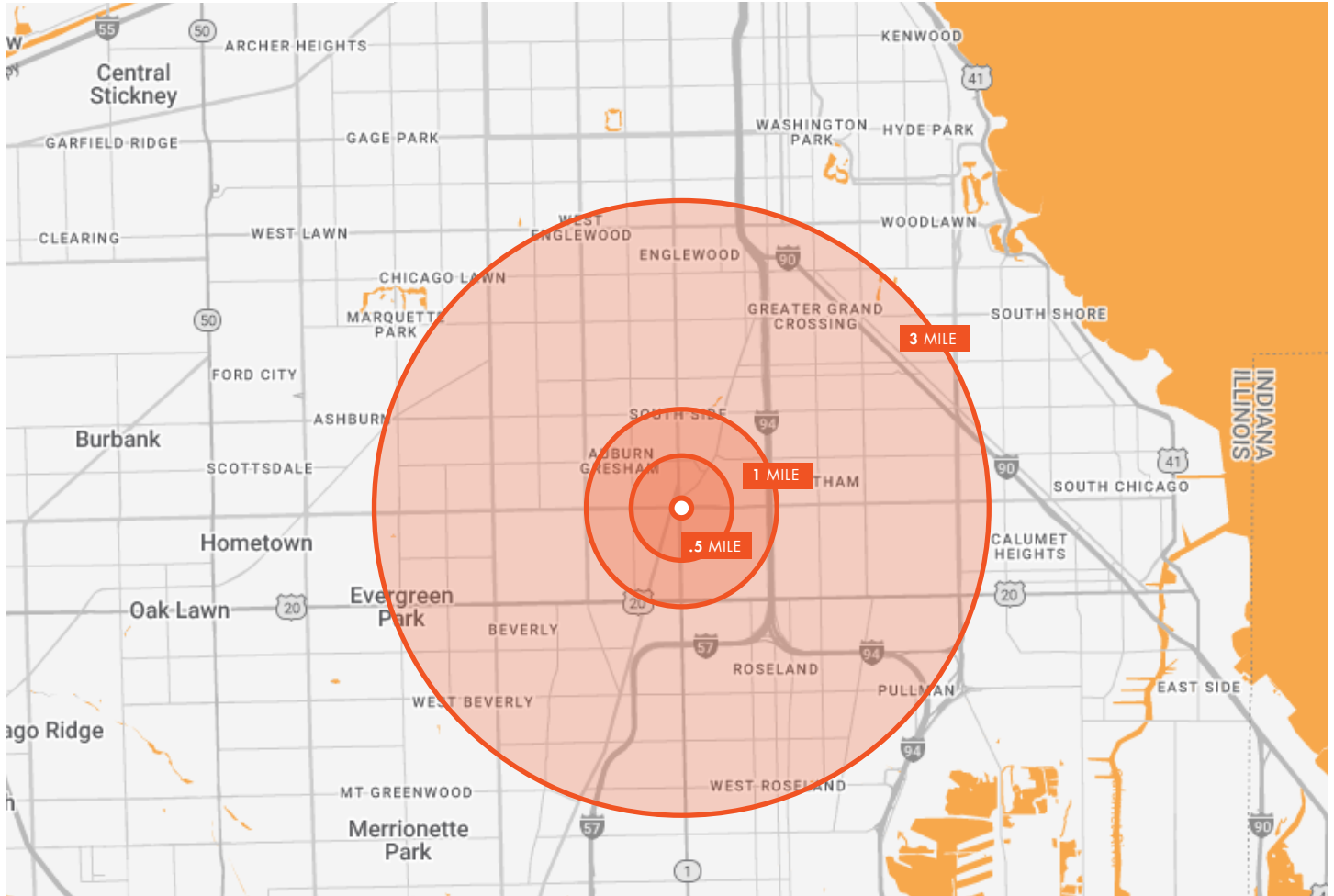


# CHURCH PROPERTY FOR SALE

**11,200± SF | 0.16± ACRES**

8700 S. EMERALD AVENUE | CHICAGO, IL

## SITE DEMOGRAPHICS



### .5 MILE RADIUS

	<b>6,454</b> ESTIMATED POPULATION 2024
	<b>36.6</b> MEDIAN AGE
	<b>\$195,403</b> MEDIAN HOME VALUE 2024
	<b>\$52,241</b> AVERAGE HOUSEHOLD INCOME

### 1 MILE RADIUS

	<b>26,182</b> ESTIMATED POPULATION 2024
	<b>39.7</b> MEDIAN AGE
	<b>\$195,252</b> MEDIAN HOME VALUE 2024
	<b>\$51,471</b> AVERAGE HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>243,754</b> ESTIMATED POPULATION 2024
	<b>40.0</b> MEDIAN AGE
	<b>\$215,504</b> MEDIAN HOME VALUE 2024
	<b>\$54,486</b> AVERAGE HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, CCIM, SIOR**  
Designated Managing Broker  
**800.400.5505**  
matt.messier@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

IN COOPERATION WITH:

**LARRY HANLEY**  
Designated Managing Broker  
**630.584.3666**  
LKH@midwestcre.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.