

AVAILABLE

3434 North Central Street
Evanston, Illinois 60201



Price: \$1,900,000.00

- Perfect for a growing religious organization
- Redevelopment opportunity
- Leverage Evanston's new master plan to increase housing density

Offering

On behalf of Unity Northshore Trustees ("Unity"), as they continue their collective vision of finding a home that is better suited for continuing their mission, Avison Young and GREA is pleased to present the exclusive offering of a 1.37-acre/ 59,677-square-foot site improved a single, multi-level building measuring approximately 60,000 square feet at the SW corner of Central Street and Gross Point Road that is currently home to Unity Church on the North Shore.

Uniquely located at the west "Gateway" of Evanston, the site offers ground-up and adaptive reuse developers the opportunity to take advantage of the superior location, Evanston's rezoning plan to further residential development and all the conveniences offered within the immediate area.

Growing religious organizations can capitalize on the religious-related amenities and accessibility currently available within the building.



Property Overview

- **Building Envelope:** Approximately 60,000 square feet with an apex height of 37 feet
- **Construction:** Steel framing with brick exterior walls and concrete flooring
- **Lower Level:** Comprised of a large social room, kitchen, stage, individual meeting and mechanical rooms, lobby, restrooms, and storage areas
- **Main Level:** 240+-seat chapel, main lobby, and administrative offices
- **Parking** – surface parking for 40 vehicles



Parcel

Acres/SF:	1.37/ 59,677
Parcel Tax ID #:	10-10-200-073
County:	Cook
Township:	Evanston
Assessment Status:	Exempt
Zoning:	R2

Location Highlights

Within a two-mile radius of the property, there is 2.6M square feet of office space and 2.4M square feet of retail space in buildings larger than 20,000 square feet.

Public transportation, access to major roads and highways, recreational and entertainment venues, excellent schools, and first-rate healthcare include:

- Full interchange to Interstate 94 and Old Orchard
- Public transportation including several commuter stations Including CTA's purple "L" line or METRA
- Evanston Central Consolidated School District 65
- NorthShore University Health System (Skokie) Hospital
- Westfield Old Orchard, Edens Plaza, The Shops at Orchard Place totaling over 2M square feet of premier shops, restaurants, grocery stores and entertainment venues.



Contacts

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