

PILSEN

REDEVELOPMENT OPPORTUNITY

1650 W 17TH Street, Chicago, IL 60608
former St. Adalbert's Church

PRESENTED BY:

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On Behalf of
the Archdiocese
of Chicago



CONTENTS

- I. Property Information
- II. Property Details
- III. Property Photos
- IV. Zoning, TOD & Parcel Maps
- V. Market Information
- VI. Meet the Team



PROPERTY INFORMATION

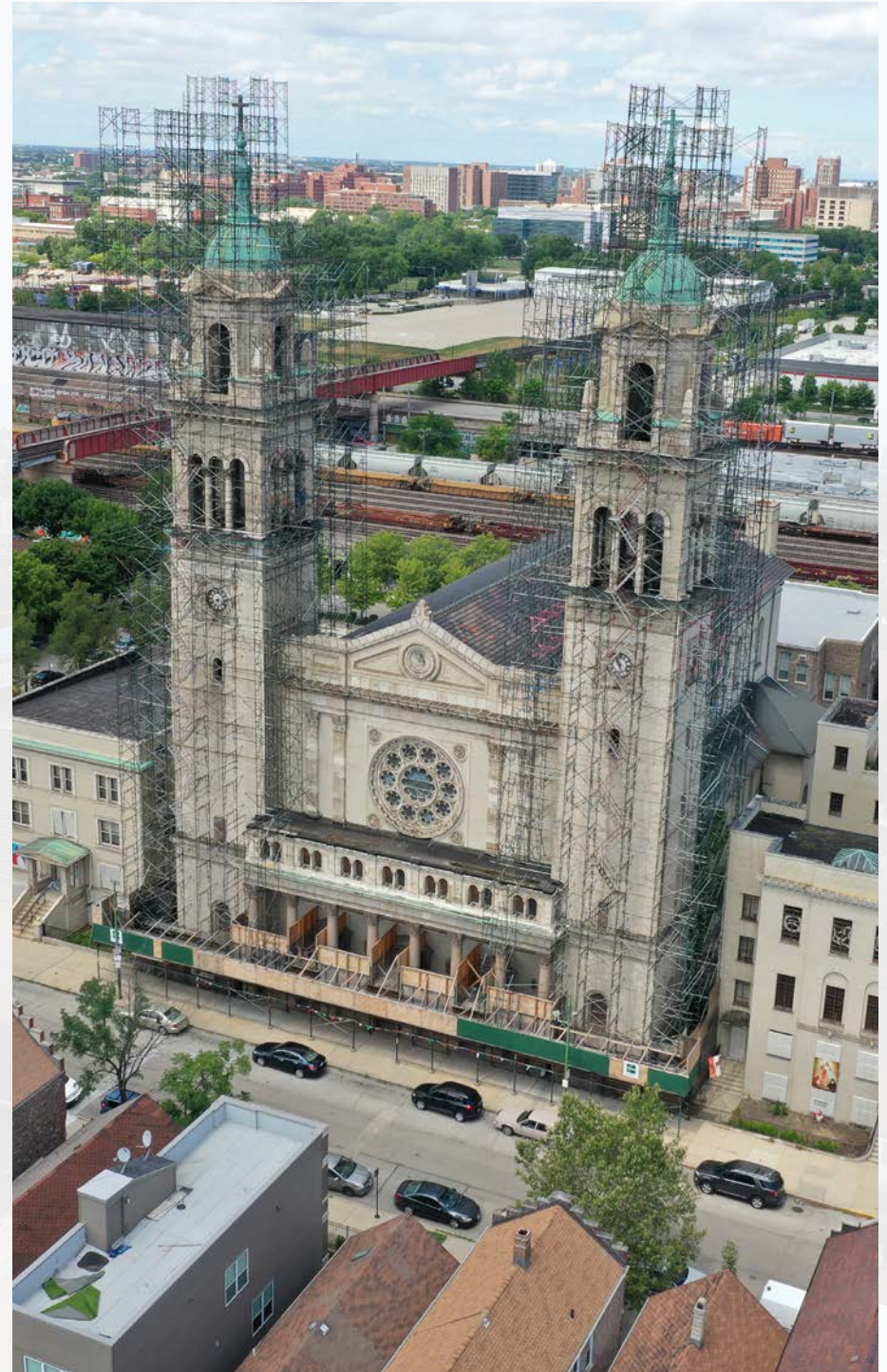


PROPERTY DETAILS

- Rare Large 4 Building Portfolio with Land
- 1 Block to Pink Line
- East Pilsen Neighborhood
- Corner Exposure
- Perfect for Apartment Conversion or Owner User
- Located within TOD Boundaries
- Potential Student Housing or Medical
- Walking Distance to Medical District
- On-site Parking

SALE OVERVIEW

Address:	1650 W 17th Street Chicago, IL 60608
Asking Price:	\$3,950,000
Lot Size:	2.14 Acres
Building Size:	+/- 82,250 SF
Zoning:	RT-4
Sub-Market:	Pilsen
Ward/Alderman:	25th Ward - Byron Sigcho-Lopez
Previous Year Taxes:	\$0 (Tax Exempt)



LOCATION DETAILS

Located in the heart of Chicago's East Pilsen neighborhood steps from the 18th Street Pink Line stop and walking distance to schools, public transportation, restaurants and shopping.

Subject property is located in a TOD [Transit Oriented Development], potentially allowing for increased density and parking.

Easy access to I-90/94, I-55, I-290 and just a mile from Chicago's Business District [The Loop], University of Illinois [UIC] and the Illinois Medical District.



PROPERTY DESCRIPTION

Four Buildings totaling 82,250 +/- SF plus a large garage and 44,000 +/- SF of additional land for future development and/or parking.

Total land square footage of 93,000 +/- SF on a highly visible corner, just steps to the CTA Pink line, Costco and the 18th Street retail corridor.

Building 1 is the former convent building and is approximately 25,200 SF spanning 5 floors, with a garden level. It features original hardwoods, wood molding, stained glass windows & more.

Building 2 is St. Adalbert's Church and is approximately 25,523 SF plus basement and features beautiful architecture, twin 185-foot towers, and nearly 60' ceiling heights inside.

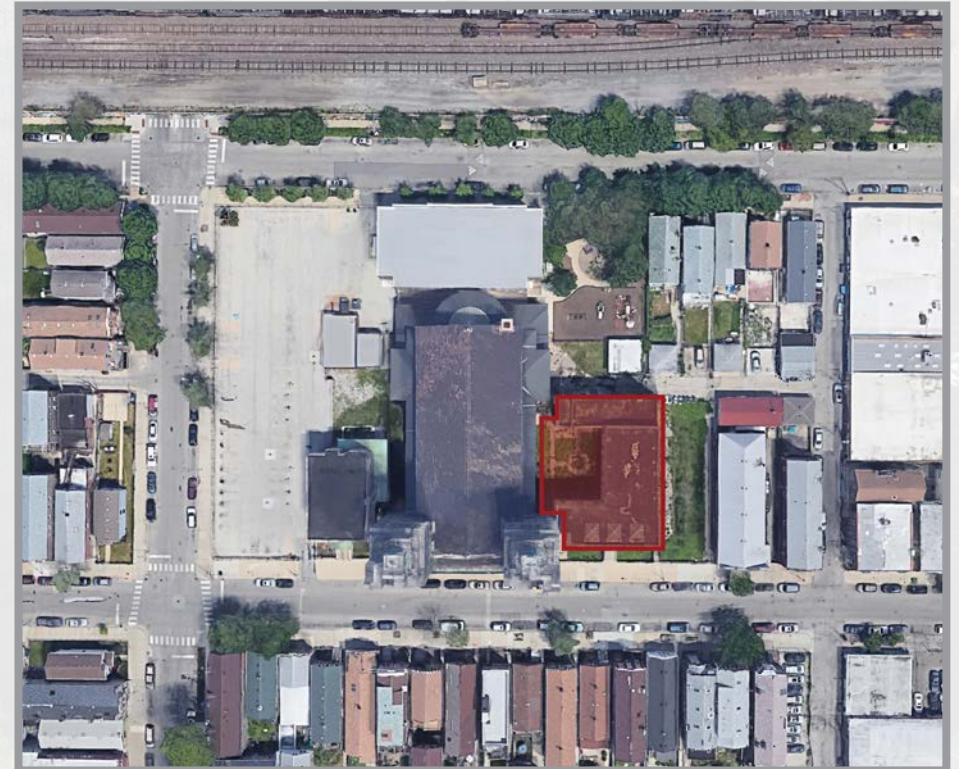
Building 3 is the rectory building and consists of approximately 10,550 SF over four floors.

Building 4 is currently operating as a school and is approximately 20,955 SF over 3 floors and has a beautiful courtyard with a playground adjacent to the property.



CONVENT BUILDING

- 25,200 SF on all five [5] levels
- Heavy Concrete Construction
- Original Terrazzo Floors
- Private Courtyard Space
- High Ceilings Throughout
- Large Rooftop Deck
- Perfect for Hostel/Hotel, micro-units or apartment conversion



CONVENT EXTERIOR



VACANT LOT ADJACENT



CHURCH BUILDING

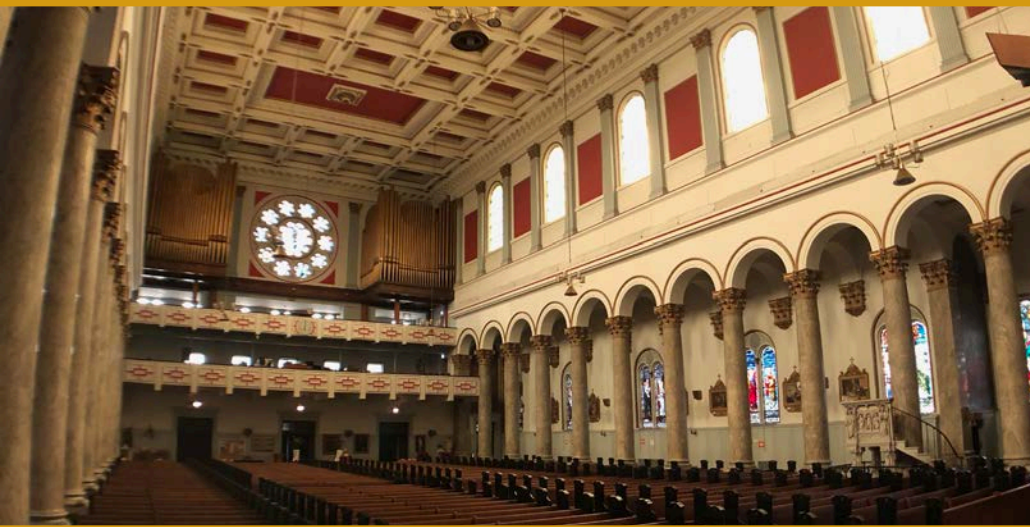
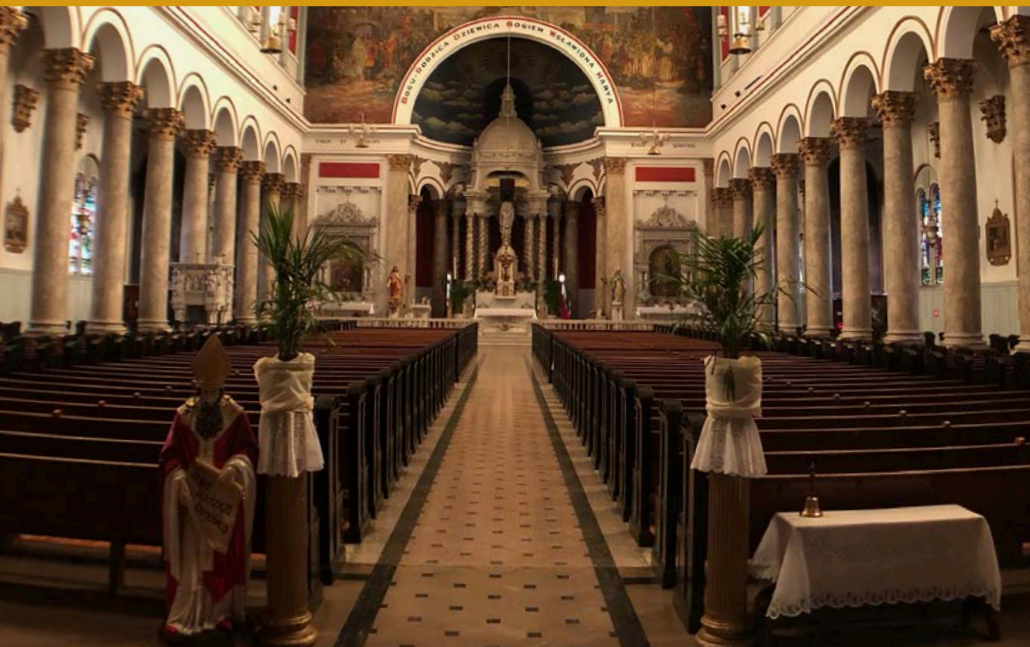
- Approximately 25,523 SF
- Twin 185' towers
- 60'+ ceilings
- Full large basement
- Beautiful interior architecture



CHURCH EXTERIOR

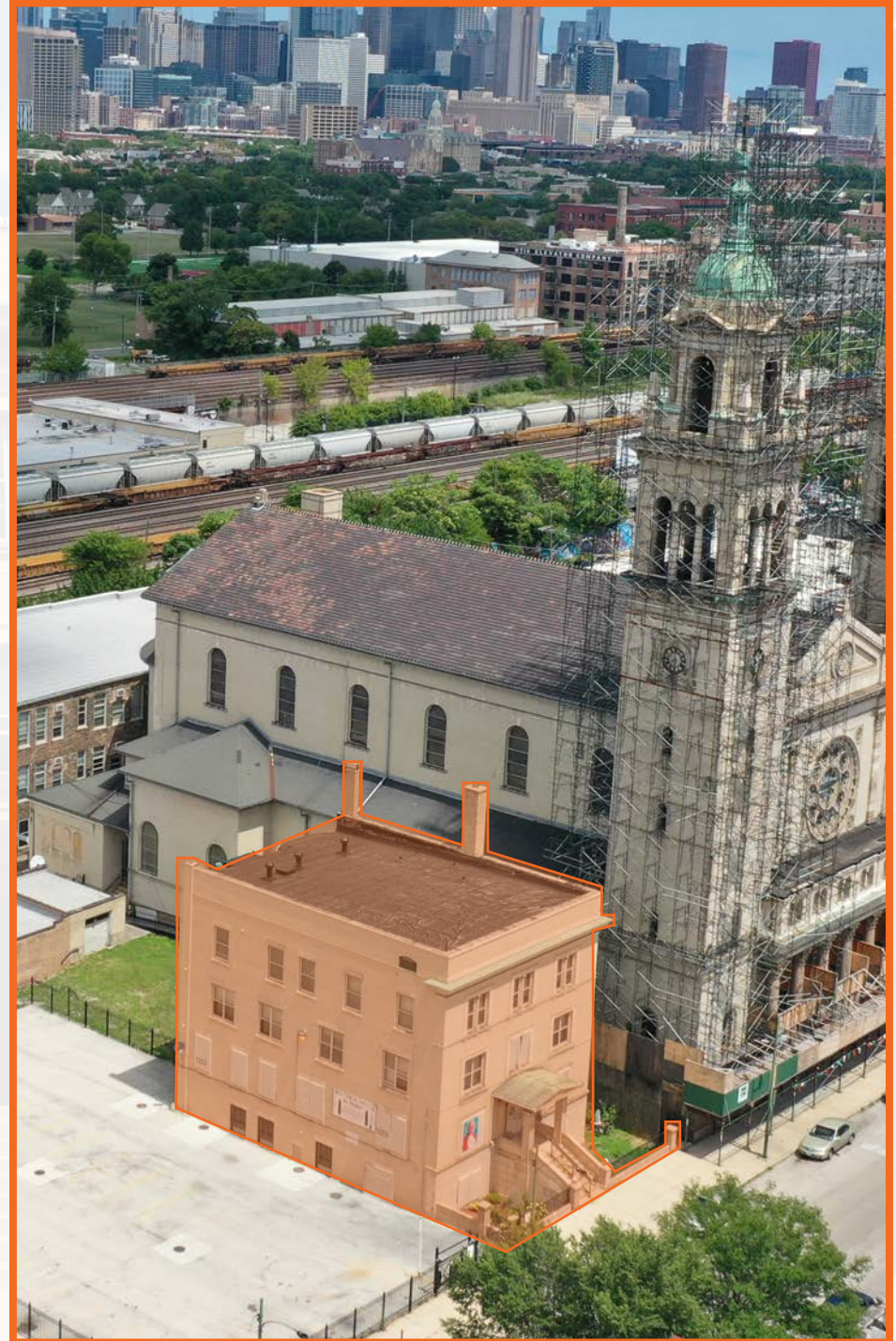
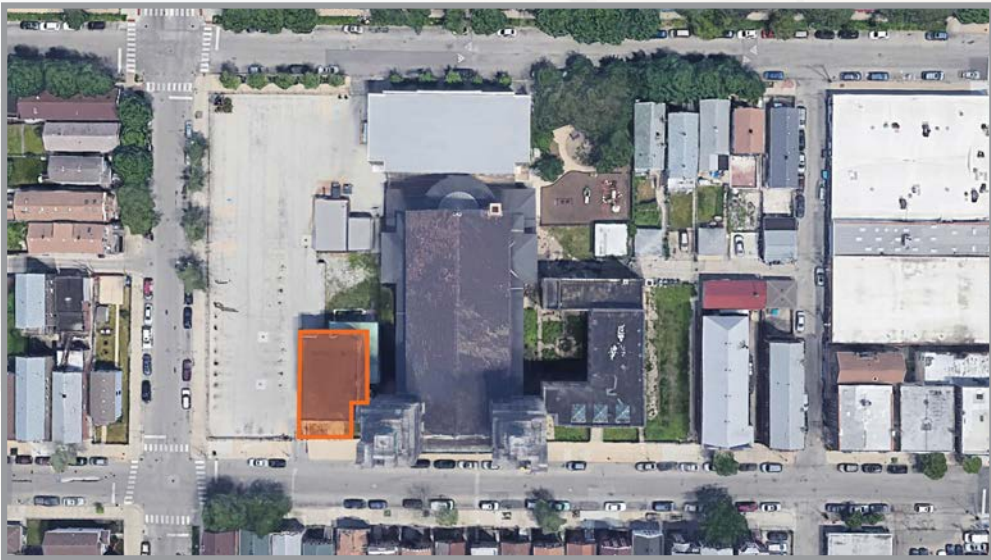


CHURCH INTERIOR



RECTORY BUILDING

- 10,550 SF on four [4] levels
- Beautiful Interior
- Currently set up as individual apartments with common spaces
- Multiple Bathrooms
- Large Garden Suite with Kitchen
- Wrap Around Porch
- Garage in Rear

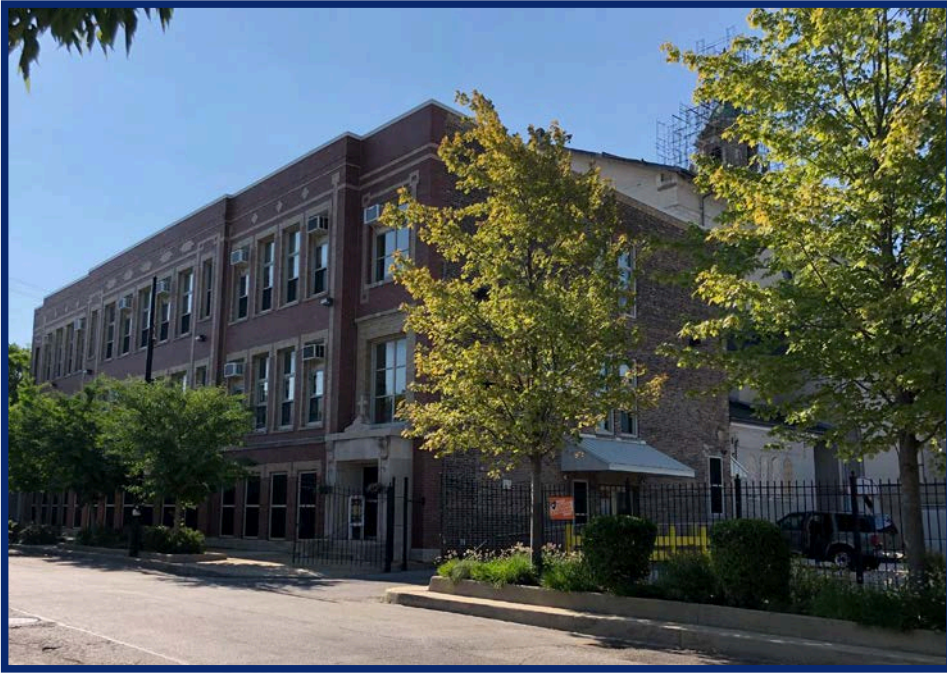


RECTORY EXTERIOR



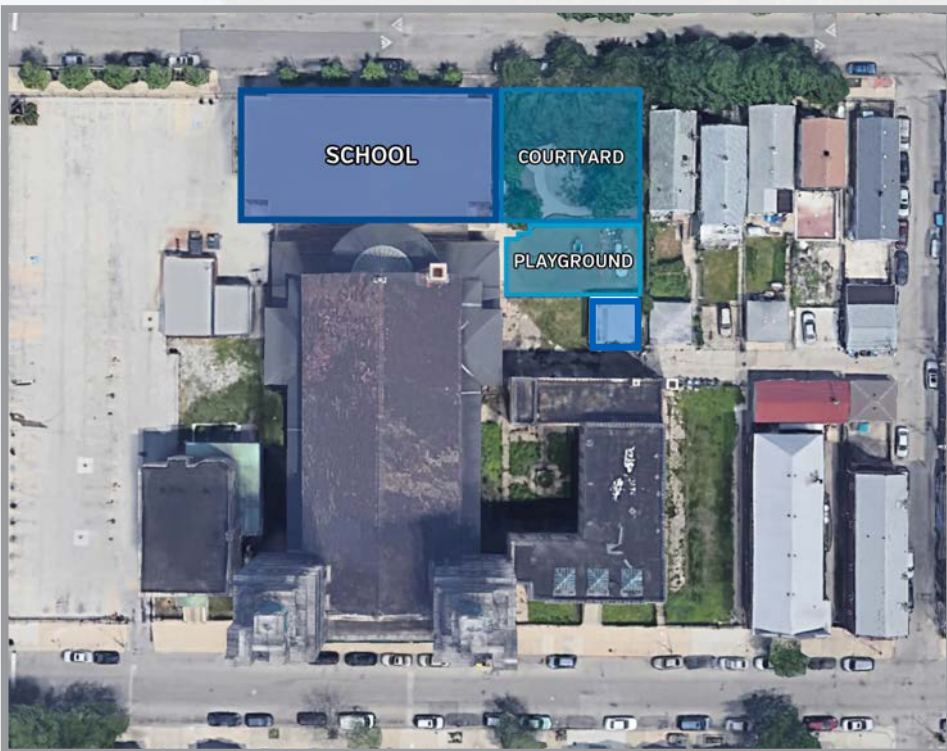
RECTORY INTERIOR



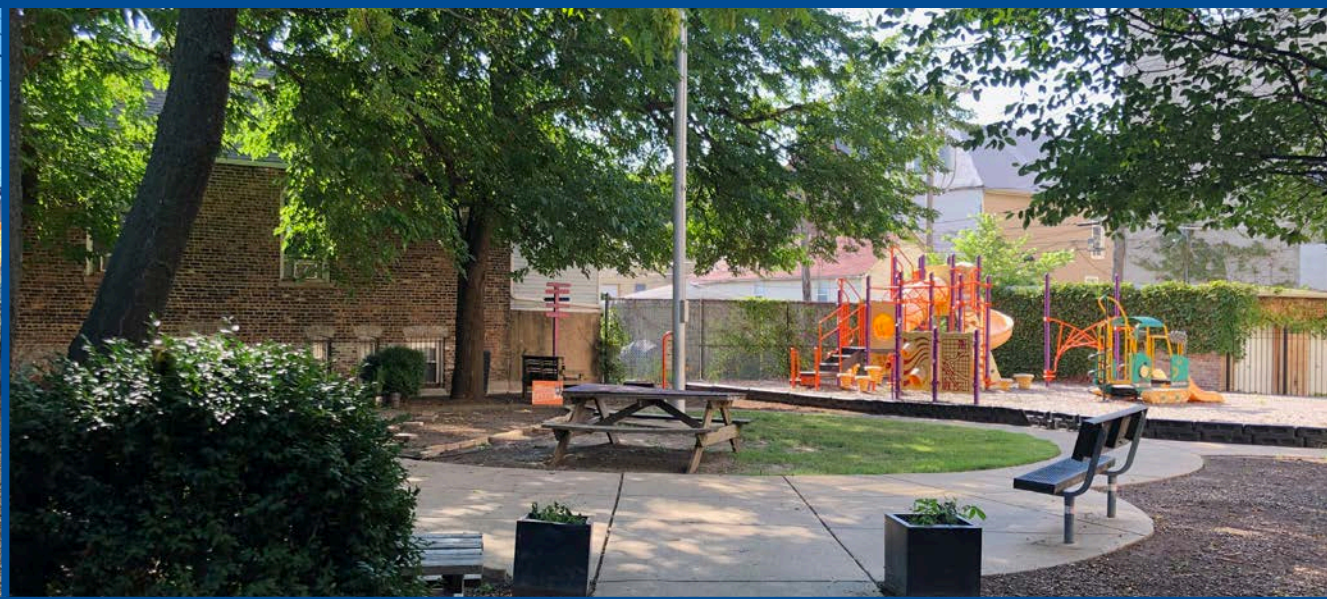


SCHOOL BUILDING

Tenant:	Acero Schools DBA Casas
Leased Premises:	School, Courtyard, Playground & Office
Lease Start:	Inquire with Broker
Initial Term End:	Inquire with Broker
Option Period:	Inquire with Broker
Current Annual Rent:	Inquire with Broker
Increases:	Inquire with Broker
Expenses:	Inquire with Broker



SCHOOL EXTERIOR



SCHOOL INTERIOR





DRONE IMAGES



NW FACING



N FACING



NE FACING



SE FACING

PROPERTY VIDEOS

[!\[\]\(77be28c87e114c3a7366fe2e09e28233_img.jpg\) 360 DEGREE AERIAL TOUR](#)

[!\[\]\(76571bca9499390beeae0a355d0e74a9_img.jpg\) CITY VIEWS](#)

[!\[\]\(b6fe3d974b20682aca79f7e6638f28cd_img.jpg\) 17TH STREET FRONTAGE](#)

UNDEVELOPED LAND SITES

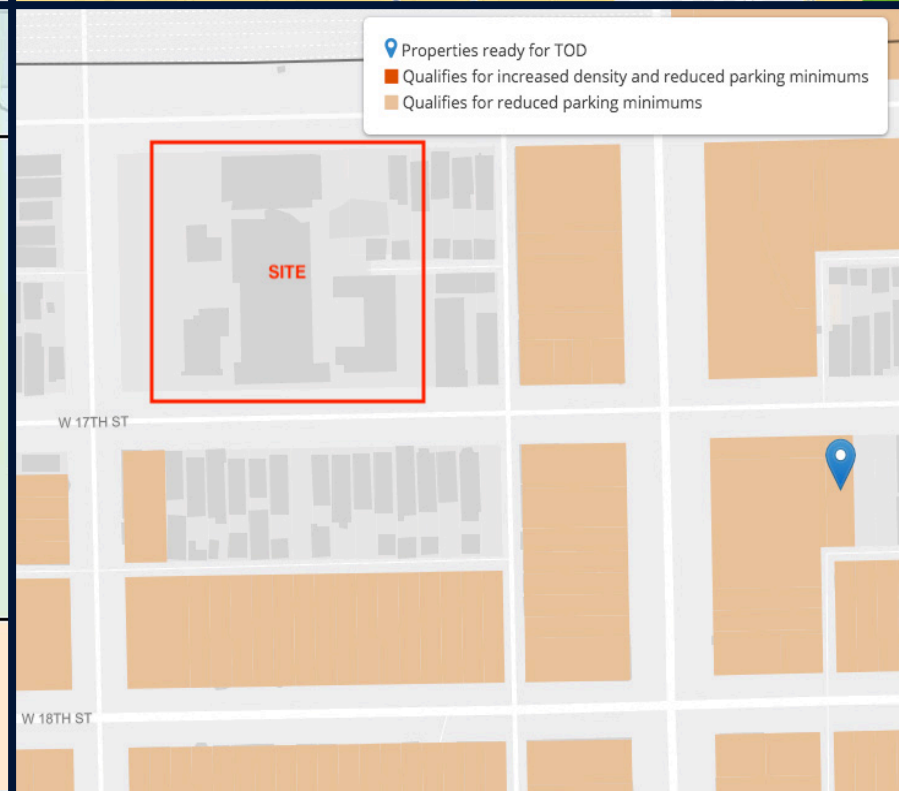
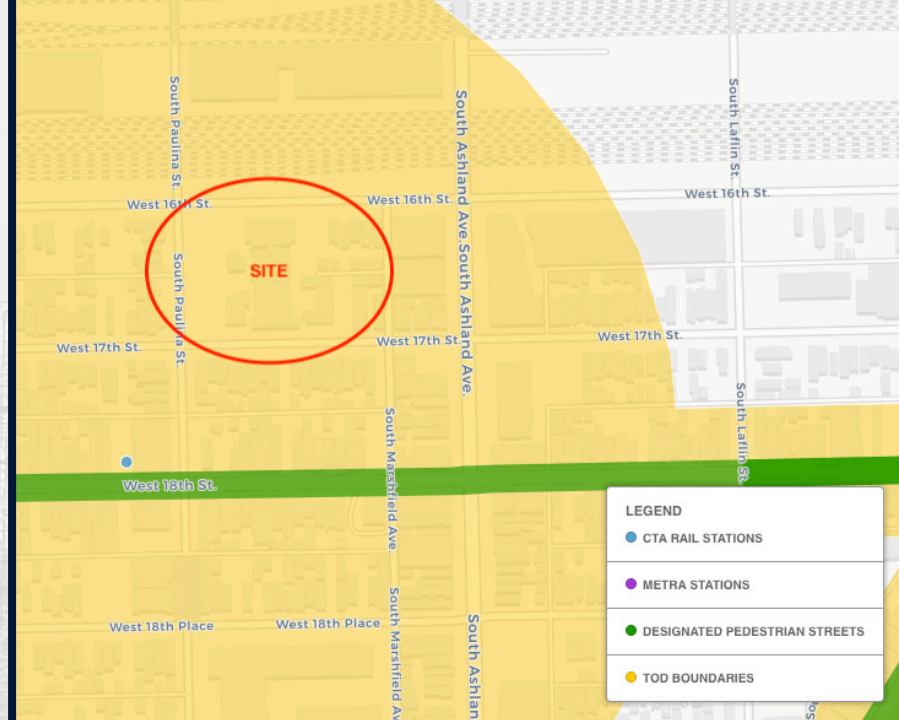
Site 1: 25,475 SF +/-

Site 2: 3,125 SF +/-

Site 3: 10,760 SF +/-

- RT-4 Zoning
- Alley Access on Lots 2 & 3
- Corner to Corner Visibility (Lot 1)
- Steps to the Pink Line
- Located within TOD Boundaries

ZONING & TOD MAPS



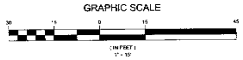
SURVEY

GREMLEY & BIEDERMANN

PLCS Corporation

1100 N. W. 30th St.
 PROFESSIONAL LAND SURVEYORS
 4352 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TEL: (773) 686-8182 EMAIL: INFO@GCS-SURVEY.COM

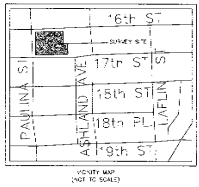
ALTA / NSPS Land Title Survey



PARCEL 1:
 LOTS 1, 2, 3 AND 4 IN THE REDEVELOPMENT OF LOTS 26 TO 29, BOTH INCLUSIVE, AND THE VACATED VACATED ALLEY ON THE SOUTH OF BLOCK 21 IN THE WINDMILL SUBDIVISION OF BLOCKS 33, 34, 47, AND PART OF 48 IN SECTION 9, TOWNSHIP 20 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

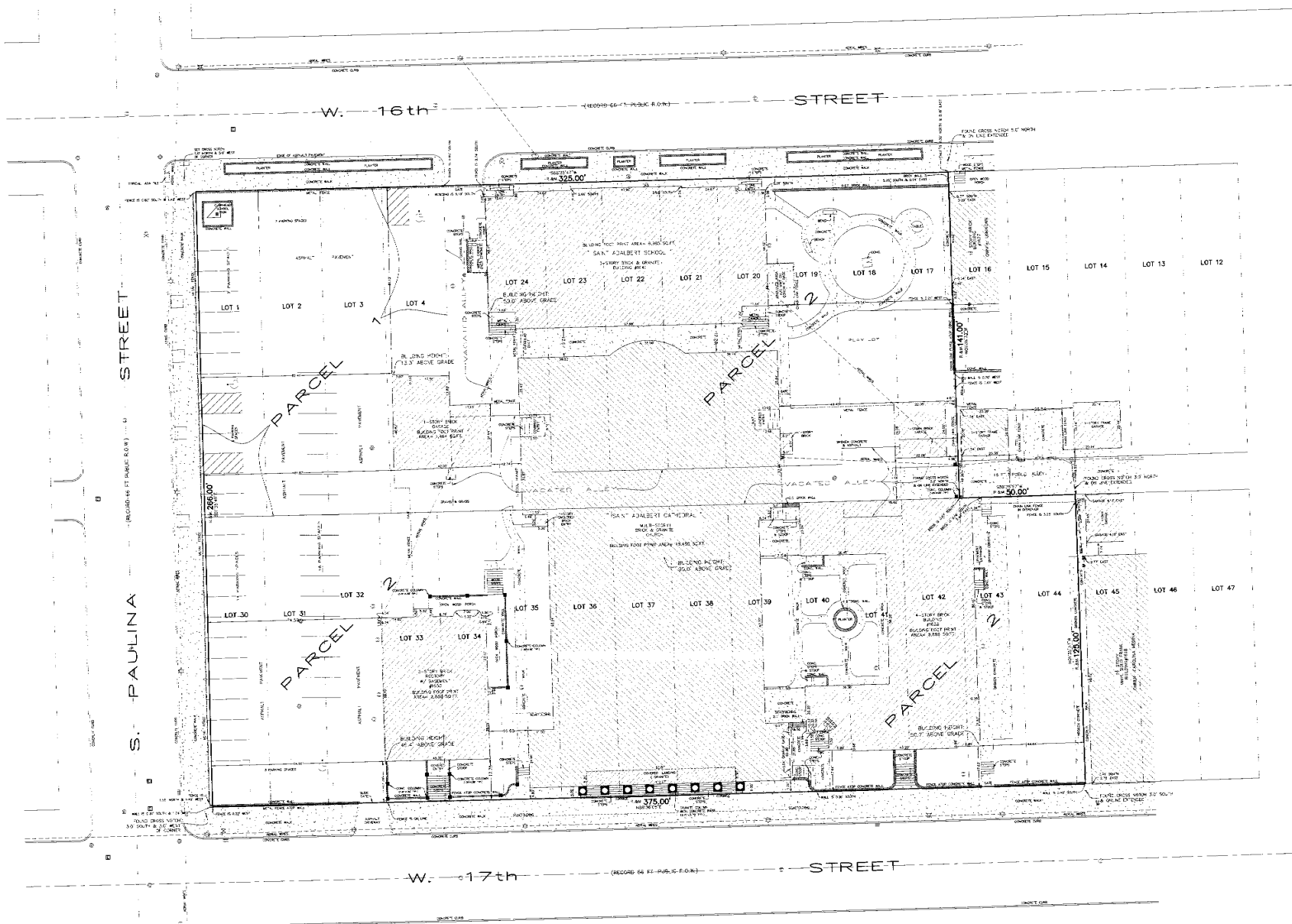
PARCEL 2:
 LOTS 17 THROUGH 24, BOTH INCLUSIVE, AND LOTS 30 THRU 44, BOTH INCLUSIVE, AND THE VACATED ALLEYS ADJOINING IN BLOCK 31 OF THE WINDMILL SUBDIVISION OF BLOCKS 33, 34, 47, AND PART OF 48 IN SECTION 9, TOWNSHIP 20 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CONTAINING 92,713 SQUARE FEET OR 2.13 ACRES MORE OR LESS.

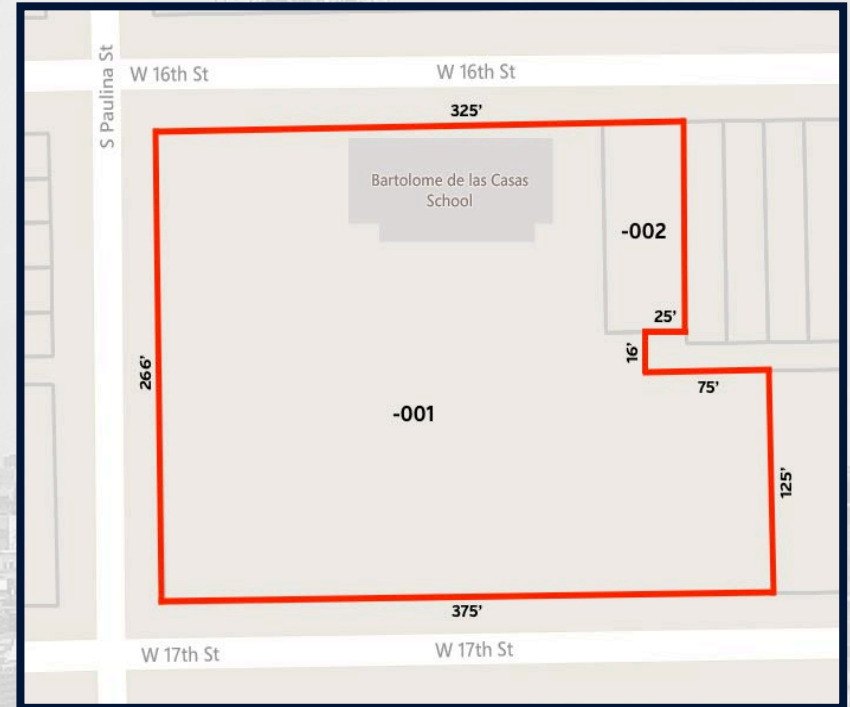


LEGEND

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PARCEL MAPS



MARKET INFORMATION



NEARBY NEIGHBORHOODS

Welcome to Chicago's **HOT** Pilsen Neighborhood



LAGUNTAS
BREWING COMPANY

CINESPACE CHICAGO
FILM STUDIOS

ILLINOIS
MEDICAL
DISTRICT

UNITED
CENTER

POLK
Pink Line

VERTIPORT
CHICAGO

18th
Pink Line

COSTCO
WHOLESALE

18TH ST

SURROUNDING AREA

COOLEST NEIGHBORHOOD

PILSEN

ANNOUNCED BY
Forbes
TOP 12
Coollest
NEIGHBORHOODS
IN THE
WORLD
— 2018 —



Adam Alexander Photography Courtesy of Choose Chicago
Pilsen, Chicago

Chicago: Pilsen

“Featuring streets lined with hip galleries and walls decorated with colorful murals dating from the 1970s, the Pilsen neighborhood on Chicago’s Lower West Side is a nest of cutting-edge culture and art,” says Biggs Bradley. “It’s been fostered by successive waves of Eastern European and Mexican immigrants, in addition to local artists and students, who have molded this fascinating area over the past century and a half. At the [National Museum of Mexican Art](#), the 10,000-piece collection showcases the work of Mexican and Mexican-American artists. And there are a growing number of performance venues, art studios and trendy bars like the popular [Punch House](#).

ABOUT PILSEN

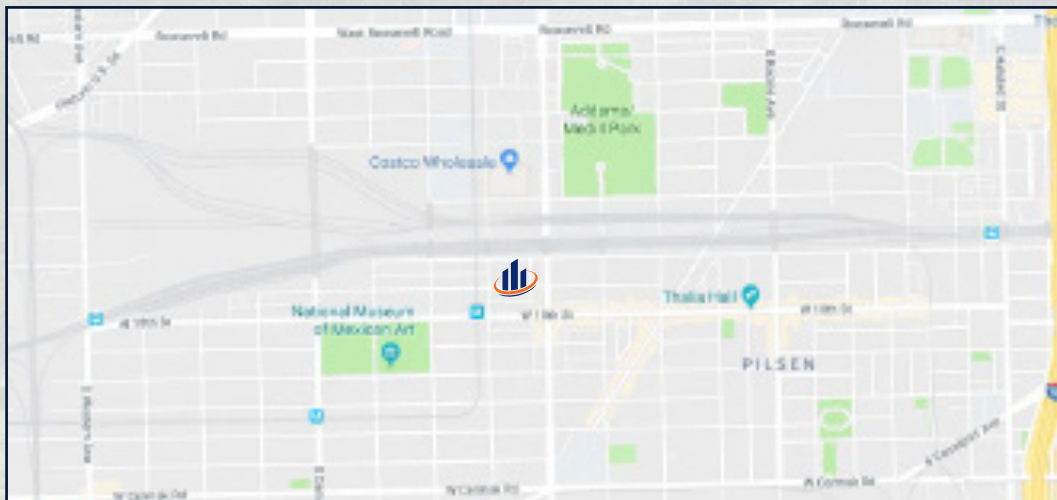
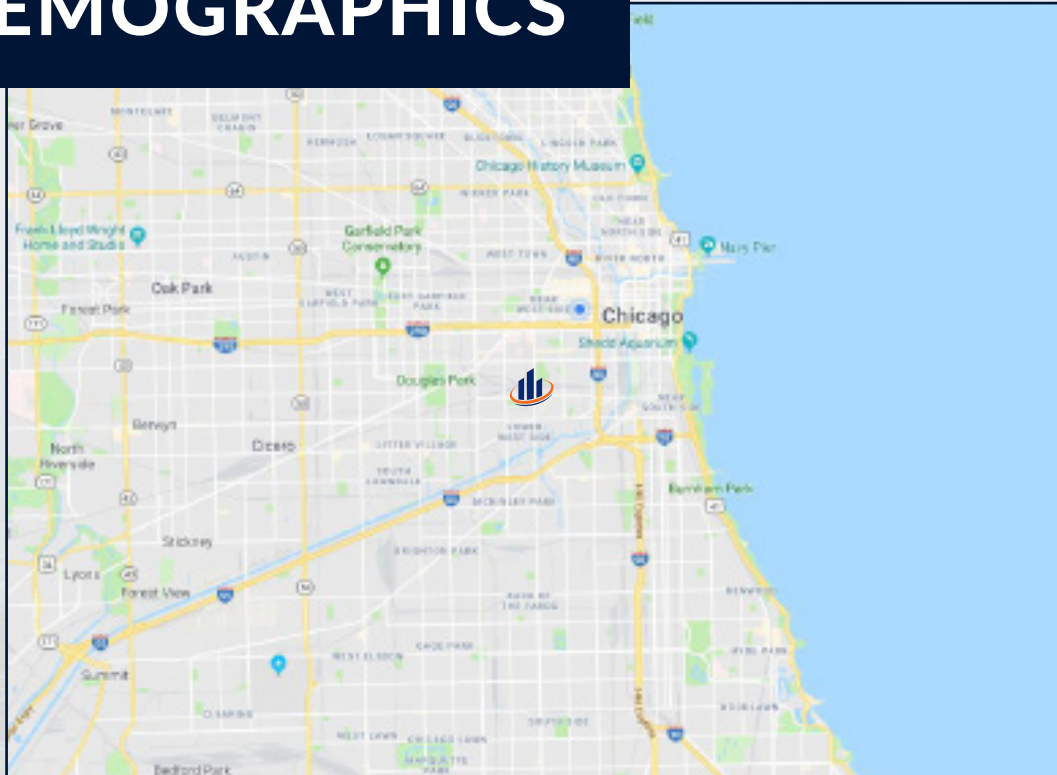


Pilsen is one of Chicago's hottest neighborhoods, with its easy access to Chicago's Business District, University of Illinois in Chicago (UIC), Illinois Medical District, abundant transportation options and competitive lease rates & apartment rentals, businesses and their employees are converging to the area.

With over 250,000 SF of new office space being delivered in Pilsen, hundred's of new or renovated residential rental units, and dozens of new single-family & townhomes planned for the area there will be continued demand & interest from all parties looking to relocate themselves in Pilsen.

Located on the corner of 17th Street & Paulina in the neighborhood, the property is just steps away from the community's busiest CTA Train Stop, the 18th Street Pink Line stop. The property is easily accessible to Ashland Ave [a major North/South thoroughfare in Chicago], easily accessible to I-90/94, I-55, & I-290 and features superb downtown views – just three miles southwest of Chicago's Loop.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT (1.5 Mile)

MEDIAN AGE



32.3

AVERAGE INCOME
PER HOUSEHOLD



\$74,293

ESTIMATED
DAYTIME
POPULATION



92,483

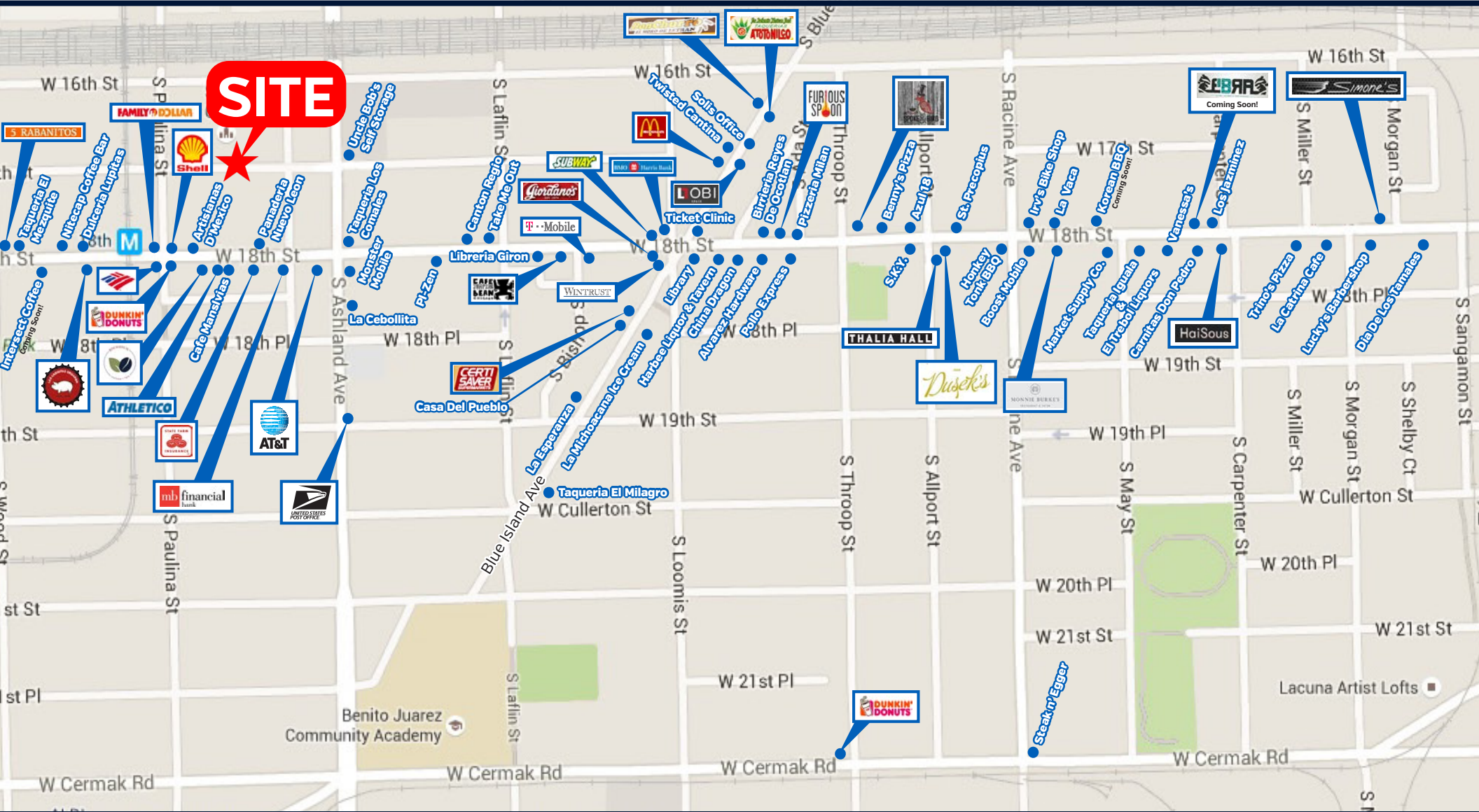
ESTIMATED
POPULATION



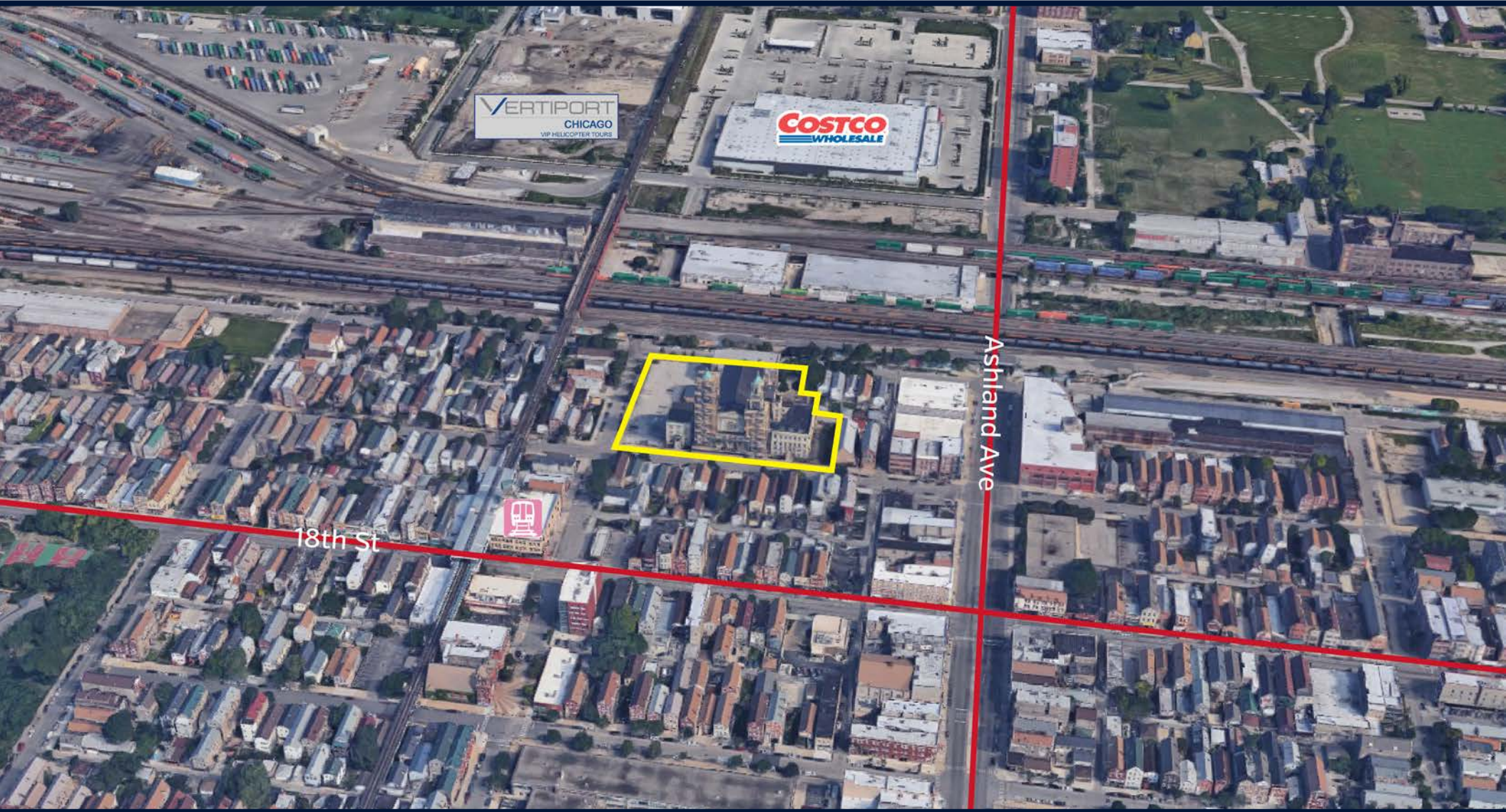
76,745

*Demographic Source: Applied Geographic Solutions 10/2016, TIGER Geography

AREA MAP



BIRDSEYE AERIAL



VERTIPORT
CHICAGO
VP HELICOPTER TOURS

COSTCO
WHOLESALE

Ashland Ave

18th St

MEET THE TEAM



Paul Cawthon
VICE PRESIDENT

Paul Cawthon serves as a Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with 90+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career, Cawthon has won numerous real estate awards for his achievements. Mr. Cawthon and Angelo Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally in 2016, 2017 and 2018.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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Angelo Labriola
VICE PRESIDENT

Angelo Labriola serves as a Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with 90+ transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors. Mr. Labriola & Paul Cawthon of the Cawthon-Labriola group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally in 2016, 2017, & 2018.

Mr. Labriola has is currently a part of the Chicago Association of Realtors [CAR], the Illinois Association of Realtors [IAR] and the National Association of Realtors [NAR]. He earned a B.S. in Finance and a minor in Economics with an emphasis in Real Estate from DePaul University in Chicago, IL. Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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