

**Instut/To Develop**

Status: **TEMP** MLS #: **12464678** List Price: **\$1,600,000**
Area: **16** List Date: **09/05/2025** Orig List Price: **\$1,600,000**
Address: **800 Beau Dr , Des Plaines, IL 60016** List Dt Rec: **09/05/2025** Sold Price:
Directions: **Route 83 (S Elmhurst Rd) to Thacker St (Dempster St) east to Beau Drive south.**
Sold by: Mkt. Time (Lst./Tot.): **41/318** Rented Price:
Closed: Contract: Lease SF/Y:
Off Mkt: **10/15/2025** Concessions: Mthly. Rnt. Price:
Township: **Elk Grove** Unincorporated: **No** Ann. Passthru. \$/SF:
County: **Cook**
Year Built: **1964** Blt Before 78: **Yes** PIN #: **08241000220000**
Subtype: **Religious Institutions** Multiple PINs: **No**
Zoning Type: # Stories: **1**
Waterfront:
Actual Zoning: **R-3** Use: Estimated Cam/Sf:
Unit SF: **7400** (Leasable Area Units: **Square Feet**) Relist:
Land SF: **81933** Est. Tax per SF/Y:
Acreage: **1.8** Lease Type:
Approx Total Bldg SF: **7400**
Lot Dimensions: **1.8 ACRE**
List Price Per SF: **\$216.22** Sold Price Per SF: **\$0**

Remarks: **Unique opportunity to acquire a well-maintained church building situated on a spacious lot in a prime Des Plaines location. Currently used as a religious facility, this property offers excellent potential for redevelopment-ideal for a townhouse or multifamily development (subject to city approval). Surrounded by residential communities and conveniently located near parks, schools, and transportation. Strong investment potential with R-3 zoning. Please do not disturb current occupants. Showings by appointment only.**

Approximate Age: Older	Construction: Brick	Heat/Ventilation: Central Heat/Indiv Controls
Type Ownership:	Exterior: Brick	Fire Protection:
Frontage/Access:	Foundation:	Utilities To Site:
Current Use: Special Use	Docks/Delivery:	Tenant Pays:
Potential Use: Apartments, Special Use, Elderly Housing, Residential	Misc. Outside:	HERS Index Score:
Known Encumbrances:	# Parking Spaces: 43	Green Disc:
Client Needs:	Indoor Parking:	Green Rating Source:
Client Will:	Outdoor Parking: 31-50 Spaces	Green Feats:
Geographic Locale: Northwest Suburban	Parking Ratio:	Backup Info:
Location:	Misc. Inside: Air Conditioning, Public Restroom/s	Sale Terms:
Amenities: Fencing	Air Cond: Central Air, Window Unit/s	
	Electricity:	

Financial Information	Annual Net Oper Income: \$0	Net Oper Income Year:
Total Annual Income: \$0	Tax Year: 2023	Total Annual Expenses: \$0
Real Estate Taxes: \$0	Expense Year:	

Broker Private Remarks: **Seller need to find new place to move.**

Does seller agree to display on VOW?: Yes	Remarks on Internet?: Yes	Broker Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: Combination Box (Located at Front)

Listing Type: Exclusive Right to Sell	Address on Internet: Yes
Does seller agree to display online / Comments on IDX? : Yes / Yes	

Information: 24-Hr Notice Required	Call for Rent Roll Info:	Expiration Date: 08/25/2026
Showing Inst: Showing with an appointment with the agent. MULTIPLE OFFERS RECEIVED, HIGHEST AND BEST BY 10/11/2025 5PM.	Cont. to Show?:	

Broker: Berkshire Hathaway HomeServices Starck Real Estate (8094) / (847) 310-1886	More Agent Contact Info:
List Broker: Jonathan Kang (249021) / (224) 321-6040 / jonkang75@gmail.com; jkang@starckre.com	
CoList Broker:	

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

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