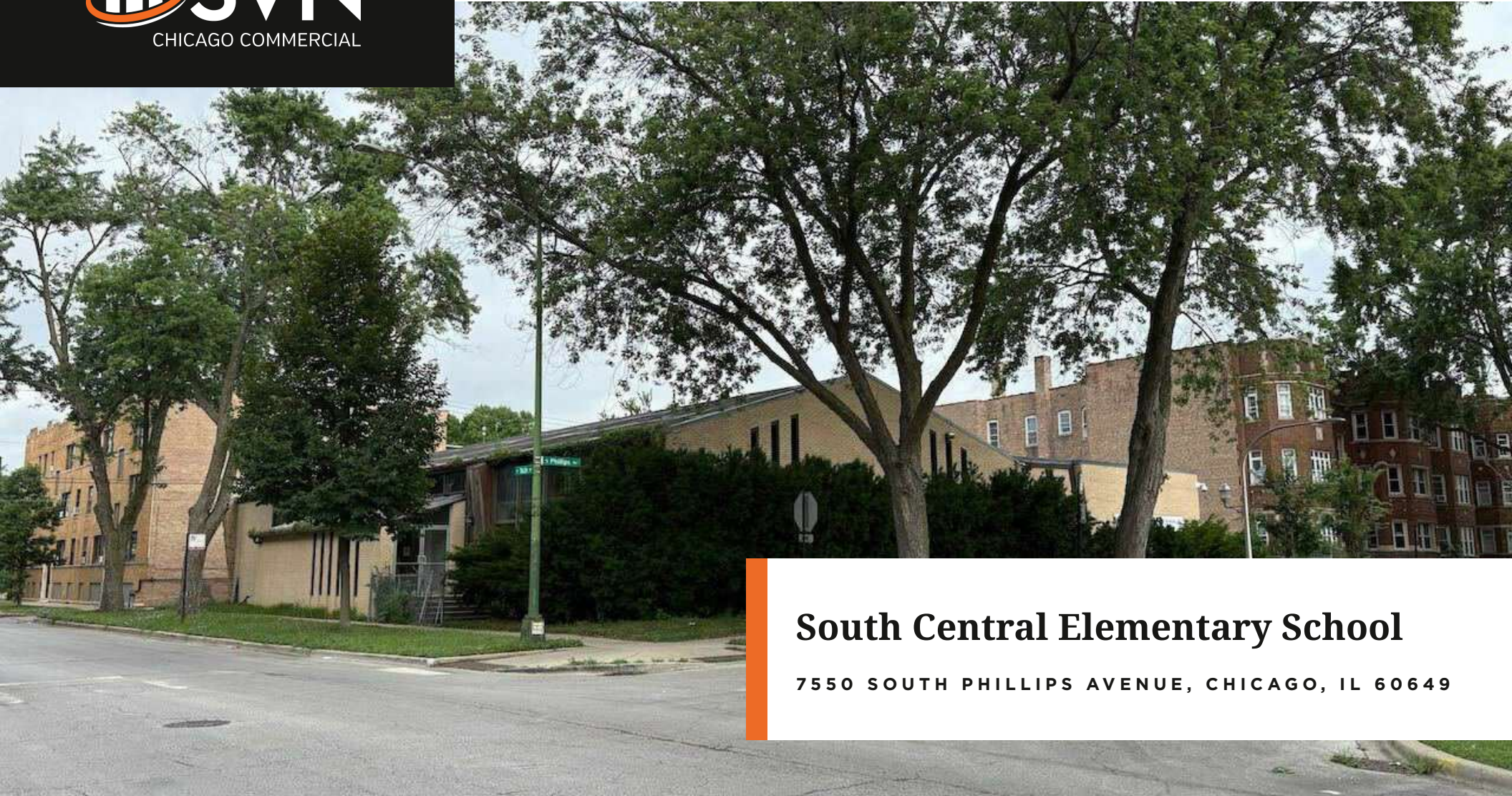




# Sale Offering



## South Central Elementary School

7550 SOUTH PHILLIPS AVENUE, CHICAGO, IL 60649

# PROPERTY DETAILS

## SALE PRICE

\$269,000

## LOCATION INFORMATION

**BUILDING NAME** South Central Elementary School

**STREET ADDRESS** 7550 South Phillips Avenue

**CITY, STATE, ZIP** Chicago, IL 60649

**COUNTY** Cook

**MARKET** Chicago

**CROSS-STREETS** Phillips & 76th Street

## BUILDING INFORMATION

**BUILDING SIZE** 15,000 SF

**BUILDING CLASS** C

**GROSS LEASABLE AREA** 15,000 SF

## PROPERTY INFORMATION

**PROPERTY TYPE** Special Purpose

**PROPERTY SUBTYPE** School

**ZONING** RT-4

**LOT SIZE** 15,320 SF

**APN #** 21-30-300-024,-025,-026-0000

**LOT FRONTAGE** 124 ft

**LOT DEPTH** 124 ft

**CORNER PROPERTY** Yes

## PARKING & TRANSPORTATION

**PARKING TYPE** Surface

**NUMBER OF PARKING SPACES** 10

## TAXES & VALUATION

**TAXES** Exempt

## PROPERTY SUMMARY

### SOUTH CENTRAL ELEMENTARY SCHOOL

7550 SOUTH PHILLIPS AVENUE  
CHICAGO, IL 60649

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$269,000
<b>BUILDING SIZE:</b>	15,000 SF
<b>ZONING:</b>	RT-4
<b>LOT SIZE:</b>	15,320 SF
<b>PRICE / SF:</b>	\$17.93



## PROPERTY SUMMARY

This expansive former school building offers a versatile layout ideal for a variety of redevelopment opportunities. The property features a Hall/gymnasium, 10 classrooms, 8 offices, a library, a staff lounge, a lunchroom, and a conference room. On-site parking accommodates approximately 10 vehicles. While the building will require a new roof and some updates, its solid structure and flexible floor plan make it well-suited for continued use as an educational facility, community center, office space, or residential conversion. The buyer will be responsible for the repairs, and the property will be sold as an as-is sale.

## PROPERTY HIGHLIGHTS

- FULLY BUILT OUT SCHOOL
- ON-SITE PARKING
- GYMNASIUM/HALL
- SOUTH SHORE LOCATION
- LOW PRICE POINT



**8 - 10 Classrooms**



**On-Site Parking**



**Large  
Gym/Meeting Hall**

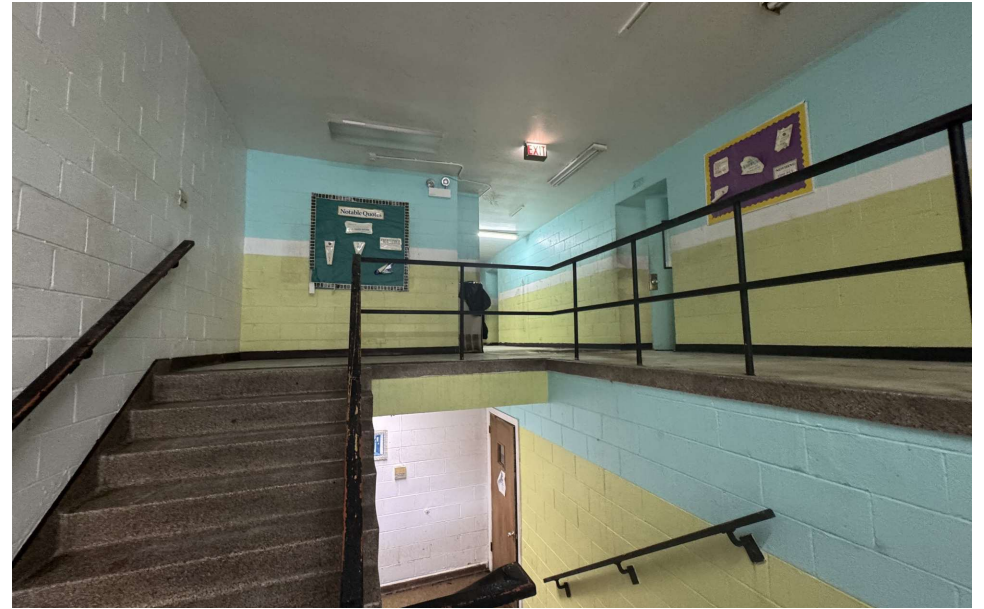
# PROPERTY PHOTOS



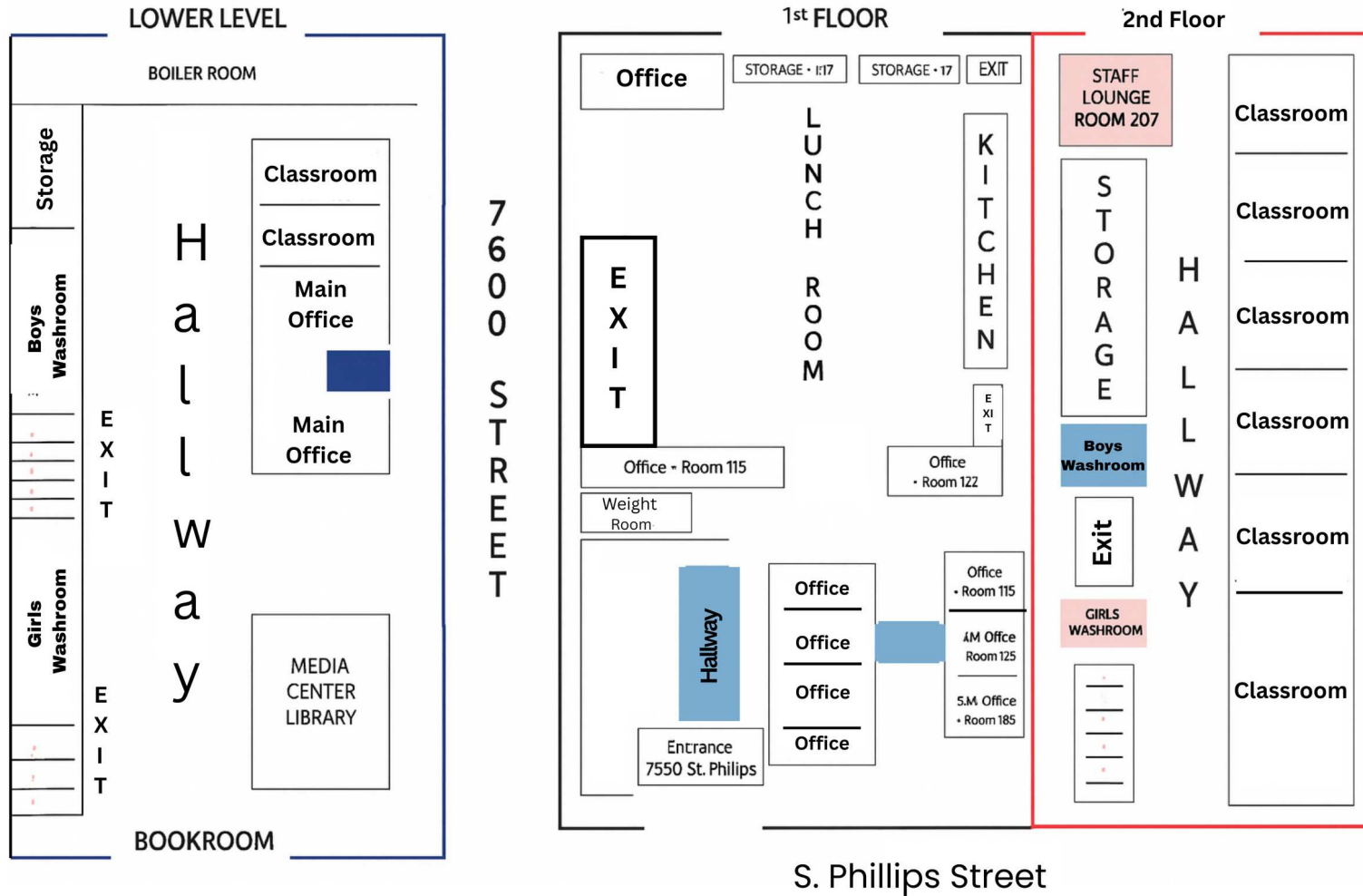
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS

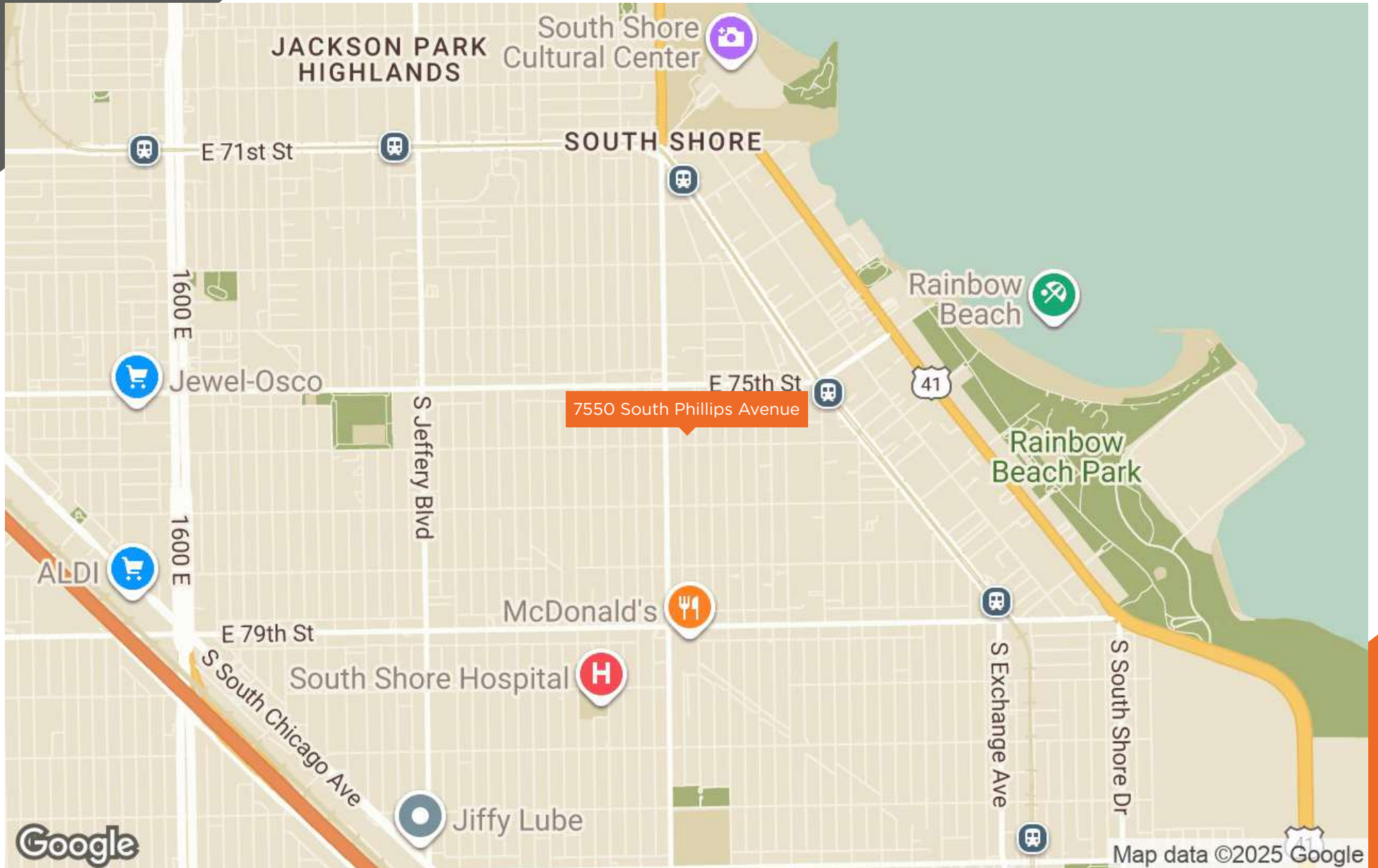


# ILLUSTRATIVE FLOOR PLAN



Strategically located in Chicago's historic South Shore neighborhood, this property offers proximity to a range of amenities perfect for a Special Purpose / School investor. The area is home to renowned cultural institutions like the South Shore Cultural Center, providing opportunities for educational and recreational programming. Nearby, the Rainbow Beach Park offers outdoor spaces for students and the community to enjoy. With easy access to Lake Shore Drive and public transportation, the location provides convenient connections to the wider city of Chicago. The neighborhood's rich history and vibrant community make it an attractive choice for investors looking for a dynamic and well-connected location for educational or special-purpose use.

# REGIONAL MAP



# MEET THE TEAM



**Paul Cawthon**

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# Collective Strength, Accelerated Growth

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