

FOR SALE

Church 15,500 SF

325 member congregation has outgrown this facility after nearly 50 years and has moved on to a newly constructed church.

Main floor is 7,368 SF consisting of a 225+ seat sanctuary, fellowship hall and kitchen.

Lower Level is 7,368 SF consisting of offices, classrooms and a library.

A teen room on mezzanine level is 770 SF. There is also a 2 car garage. Property can be used for daycare or private school with a special use permit. Current tenant has right of first refusal. Seller to repave parking lot. See photos and layouts.

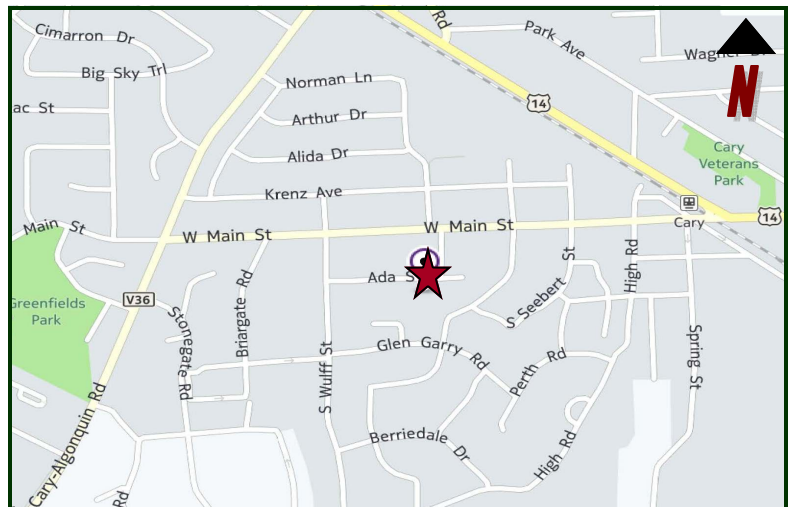


PROPERTY SPECIFICATIONS

Description:	Church Property
Building Size:	15,500 SF
Land Size:	1.67 Acres
Year Built:	1963 / 1976
HVAC System:	GFA, Partial Central Air
Electric:	400 Amps
Sprinklered:	No
Washrooms:	6
Flooring:	Carpet/Tile
Ceiling Height:	Varies
Possession:	Negotiable
Parking:	100±
Sewer/Water:	City
Zoning:	R2 Special Use
Real Estate Taxes:	Exempt
Lease Price	Not For Lease
Sale Price:	\$995,000 (\$64.19 psf)

Loopnet: 20235042

MLS: 09563049

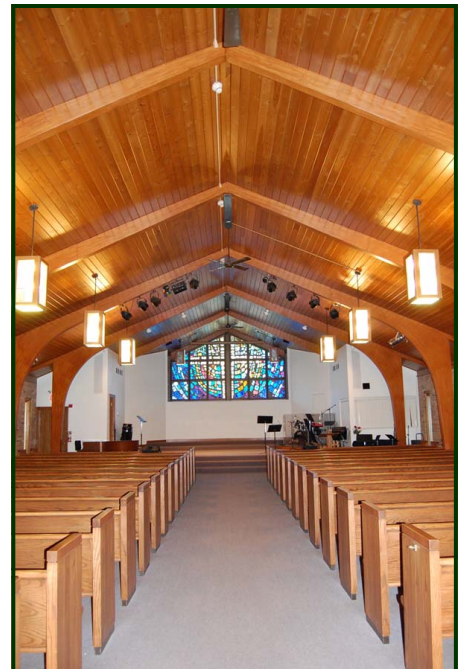


Directions: Route 14 to Main Street, School Street to Ada.

PIN: 19-13-178-010

March 20, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



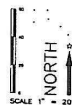
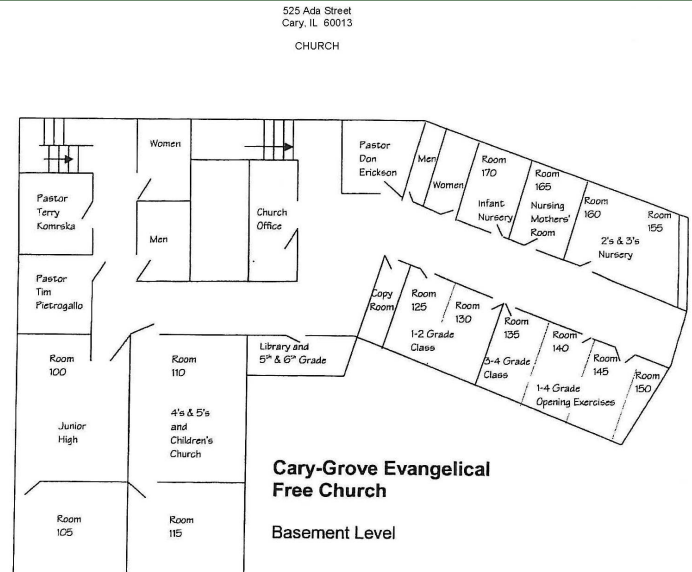
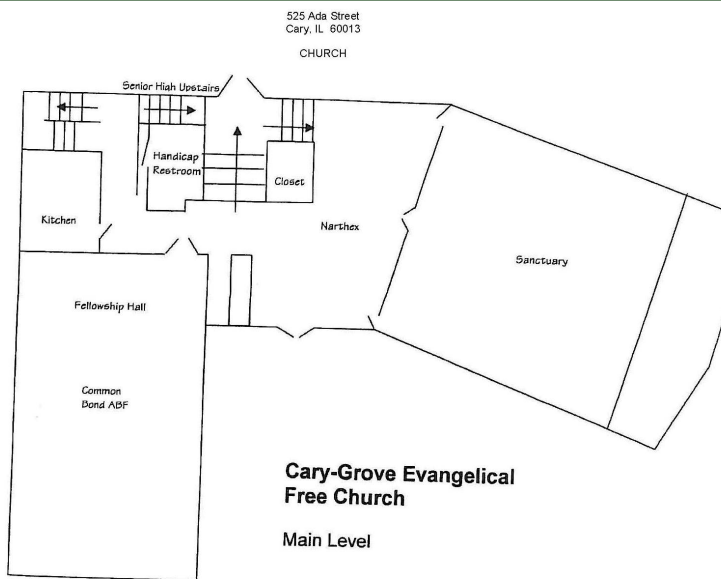
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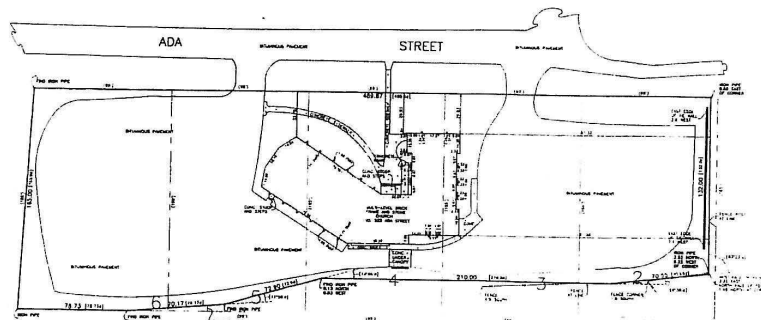
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PLAT OF SURVEY

THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR GENERAL OF THE STATE OF ILLINOIS, AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD IN THE OFFICE OF THE SURVEYOR GENERAL.



ALL FENCES ARE ALCO FENCES

REMARKS: THE CHURCH GROVE EVANGELICAL FREE CHURCH, CHURCH GROVE, ILLINOIS, IS A CHURCH OF THE CHRISTIAN FAITH, AND IS A NON-PROFIT ORGANIZATION. THE CHURCH GROVE EVANGELICAL FREE CHURCH, CHURCH GROVE, ILLINOIS, IS A CHURCH OF THE CHRISTIAN FAITH, AND IS A NON-PROFIT ORGANIZATION.



APPROVED: MAY 22, 1988
[Signature]