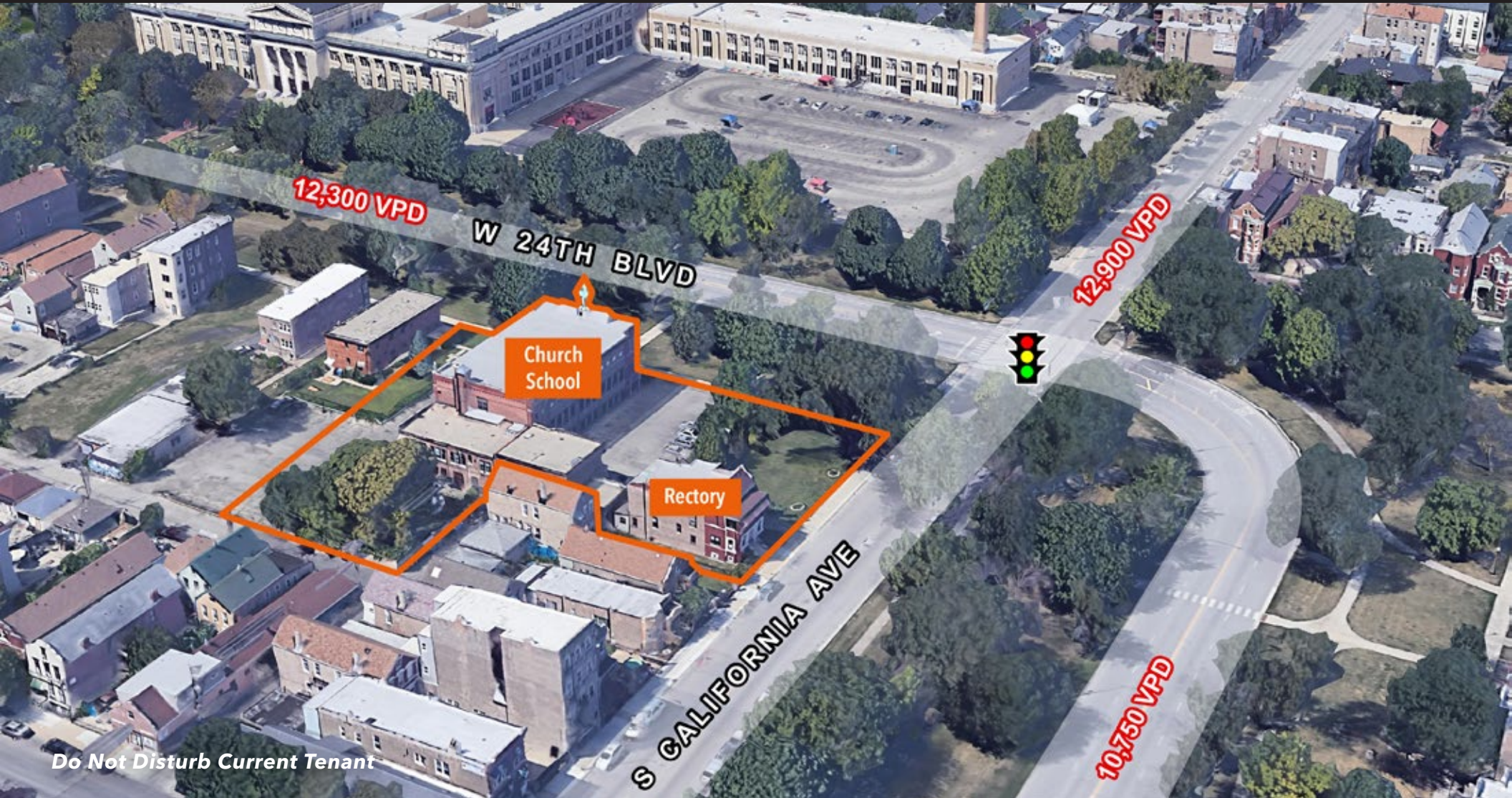


FOR SALE

# 2422 S. California Avenue & 2825 W. 24th Boulevard

ASSUMPTION OF THE BLESSED VIRGIN MARY // CHICAGO, IL 60608



Do Not Disturb Current Tenant

**ARI TOPPER, CFA**  
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**DAVID BROWN**  
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# 2422 S. California Avenue & 2825 W. 24th Boulevard

Baum Realty Group, LLC has been exclusively retained to offer for sale the former Assumption of the Blessed Virgin Mary parish at the southwest corner of 24th Boulevard and California Avenue in Chicago's Little Village neighborhood (the "Property"). The Property encompasses a total of 48,194 SF of land and is improved with two buildings, a part two-story, part three-story concrete and masonry constructed church / school building of  $\pm 25,000$  SF, and a two-story rectory building of  $\pm 4,500$  SF.

**An additional adjacent parcel containing 10,554 SF of land and a two-story convent of  $\pm 3,900$  SF is not included in the offering but may be separately available for purchase.** The entire site is zoned RT-4.

The church / school building is fully sprinklered and contains a congregation and ancillary space on the ground floor and classroom / school conditions on the upper floor. The building also contains a partial English basement with auditorium / recreation space. Ceiling heights in the building range from 10.5 ft to 12.5 ft. The rectory building has two stories with a finished basement and is currently occupied by a non-profit organization affiliated with ownership. Both buildings will be delivered vacant at closing.

The Property also includes  $\pm 20,000$  SF of paved parking in total, along with two (2) single story garage structures. Vehicular access to the buildings is via a driveway off California Avenue, along with alley access in the rear of the site.

The Property is located one mile north of I-55 and accessible via public transit, roughly  $\frac{1}{2}$  a mile from the CTA Pink line (California Station) and conveniently accessed via a number of CTA bus routes including a bus stop on California only 1 block from the Property.



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## Property Highlights

- + Sizable urban land site at visible intersection with high traffic counts
- + Adaptive reuse or ground up development opportunity
- + Multiple buildings and parking areas offer optionality to a user or developer
- + Site is potentially expandable to 58,748 SF in total
- + RT-4 Zoning



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## Property Details

LAND SIZE:	48,194 SF (potential to expand to 58,748 SF)
TOTAL BUILDING SIZE:	±29,500 SF (potential to expand to ±33,400 SF)
ZONING:	RT-4
2023 RE TAXES:	Exempt
ASKING PRICE:	Please contact broker



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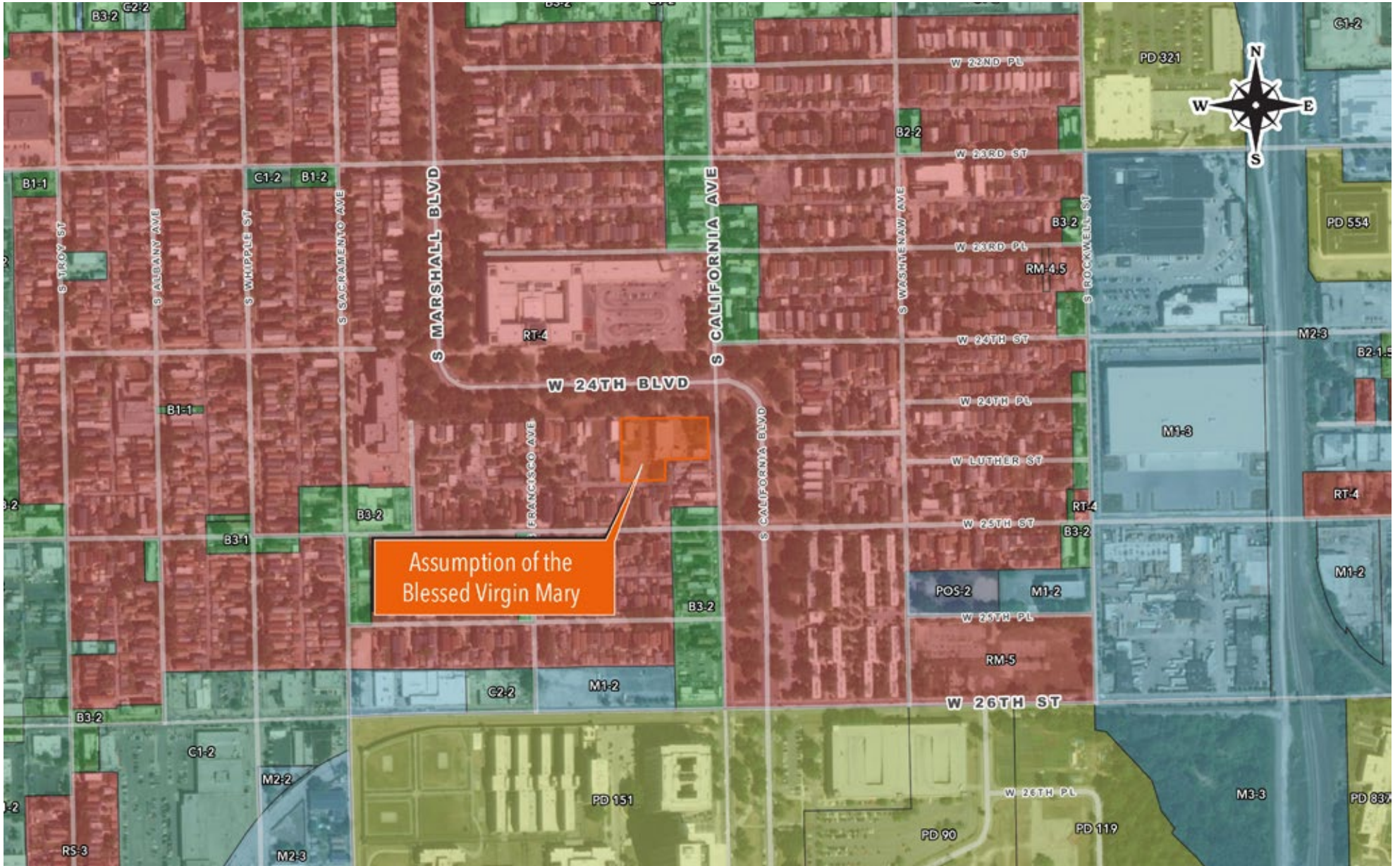
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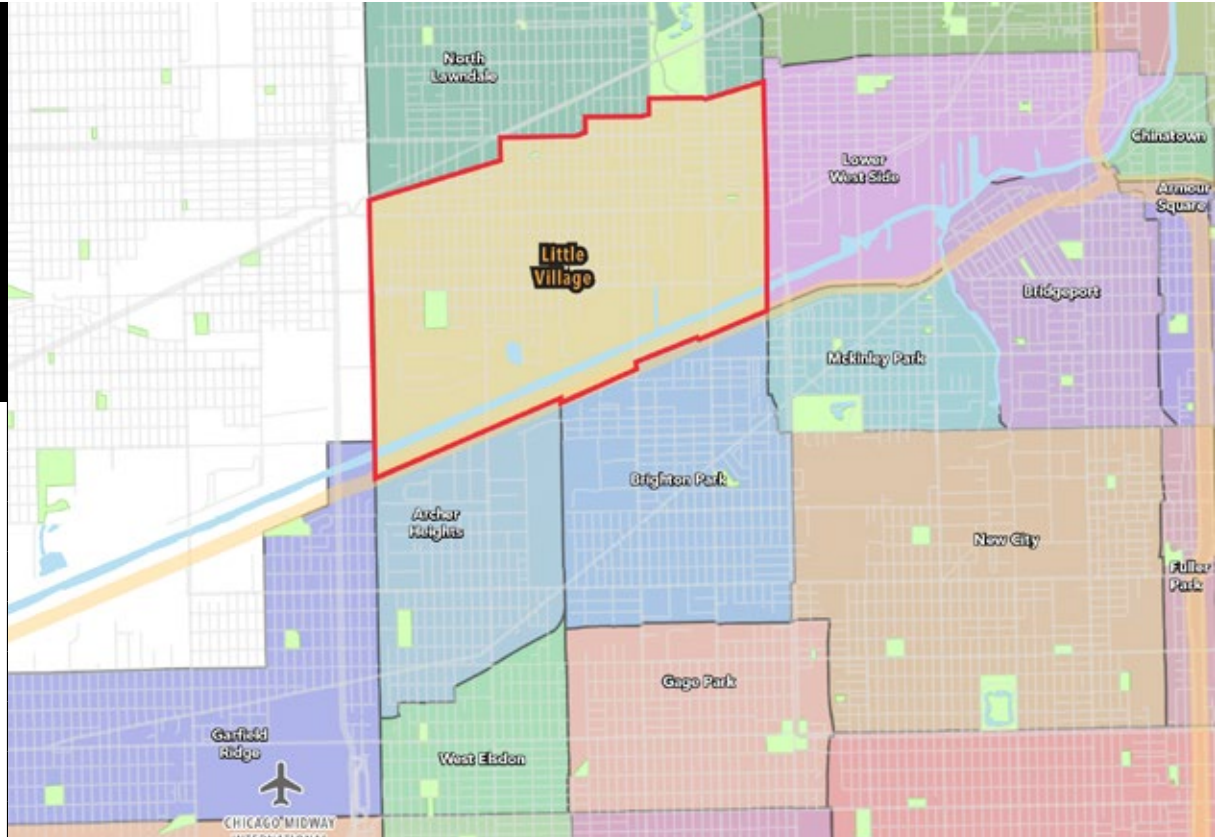






## Little Village

Little Village is a vibrant neighborhood on the southwest side of Chicago in Cook County. Living in Little Village offers residents a dense suburban feel and most residents rent their homes. In Little Village there are a lot of bars, coffee shops, and parks, especially along the commercial strip on 26th Street. Many families live in Little Village and residents tend to be liberal.



### BEST PLACES IN ILLINOIS

Most Diverse Neighborhoods

**#59 of 92**



Best Neighborhoods for Young Professionals

**#62 of 92**



### ACCESS & TRANSPORTATION

Little Village has excellent public transportation with 3 bus routes and 3 CTA Pink Line station (California, Kedzie & Central Park). It also has 1 Metra BNSF line station (Western Avenue).

I-55 provides easy access to Downtown Chicago and the western suburbs.

Little Village is very walkable with a Walk Score of 85.

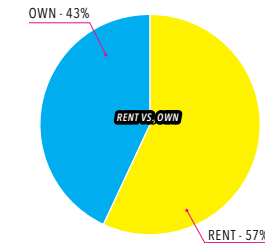
Midway International Airport  
18 min drive

The Loop  
15 min drive

### AREA FEEL

**Dense Suburban**

### INCOME & HOUSING



Median Household Income

**\$47,768**

Median Home Value

**\$205,250**

Median Rent

**\$946**

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



OPEN CENTER FOR THE ARTS



MANUEL PEREZ MEMORIAL PLAZA



OSITIO'S TAP



MI TIERRA EN LA VILLITA



LOS CANDILES



LA BAGUETTE

# Area Overview

## LITTLE VILLAGE

Little Village, known affectionately as “La Villita,” is a vibrant neighborhood on the southwest side of Chicago. Celebrated for its rich culture, art, and authentic Mexican dining, its bustling commercial strip along 26th Street, often referred to as the “Second Magnificent Mile” is home to a close-knit community of families running some of Chicago’s best-trafficked small businesses.

This area is renowned for its colorful murals, lively festivals, and authentic Mexican cuisine, drawing visitors from across the city and beyond. Manuel Perez Memorial Plaza is a small park covered in murals and mosaics honoring a local veteran. It’s home to the annual tree lighting in December and the start of the El Grito 5K the morning of the Mexican Independence Day Parade.

Authentic restaurants and taquerias showcase a delicious array of regional Mexican cuisine in Little Village. El Milagro Tortilleria is a local favorite, where tortillas are made fresh in house.

The strong sense of community and the entrepreneurial spirit of its residents make Little Village a dynamic and inviting place to explore, offering a unique blend of cultural traditions and modern urban life.



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