



FOR SALE

14,220+/- SF

FORMER CHURCH AND HALL

- ✓ 100+/- Parking Spaces
- ✓ Will County Continued Growth
- ✓ Densely Populated Area
- ✓ Close to Interstate 80
- ✓ Very Functional w/ Some Updates
- ✓ Great for Church, Non-Profit, or Community Center



329 & 331 S. OTTAWA STREET | JOLIET, IL





PROPERTY OVERVIEW

Former Sacred Heart Catholic Church is a three-building property situated on approximately 1.5 acres +/- in a predominantly residential area on Joliet's east side.

Located just south of the downtown business district and within half a mile of both the I-80 interchange and Downtown Joliet, this site offers an ideal central location with convenient access to major routes and the surrounding community.

The sale includes two buildings (329 & 331 S. Ottawa) totaling approximately 14,220 sf +/-, used as a church and hall, and a south-located parking lot with approximately 100 surface spaces, a 4 cinder block wall and chain link fence for security providing ample convenience for future uses.

SIZE:	7,252 sf 331 S. Ottawa 6,968 sf 329 S. Ottawa
BUILT:	1950/2003
PERMITTED USES:	Church, Community Center, Park District, Non-Profit
COUNTY:	Will

337 S. Ottawa is excluded from this sale but available separately.

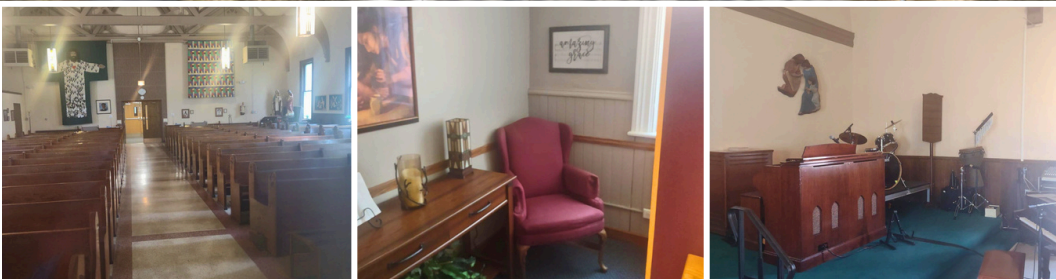
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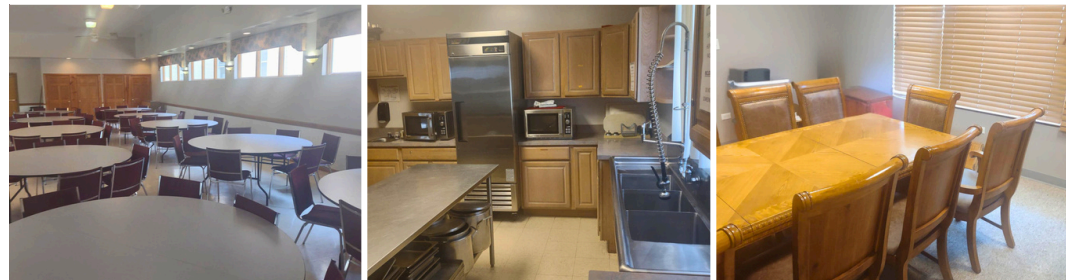
331 S. OTTAWA

This well-maintained church, built in the 1950s, features a main sanctuary seating over 250 people, private rooms and storage on the first floor as well as crawl space. A second-floor mezzanine area serves as a meeting space with a kitchenette and refrigerator, accessible via stairwell with a chair lift for convenience.



329 S. OTTAWA

Built in 2003, this well-maintained hall features two private meeting rooms, a spacious cafeteria/community room with a full kitchen and existing appliances.



WILL COUNTY | ECONOMIC OVERVIEW



700,716

Population (2022)

Population **grew by 10,360** over the last 5 years and is projected to **grow by 14,187** over the next 5 years.



279,745

Total Regional Employment

Jobs **grew by 16,430** over the last 5 years and are projected to **grow by 21,739** over the next 5 years.



\$95.8k

Median Household Income (2021)

Median household income is **\$26.7K** above the national median household income of \$69.0K.

- As of 2022, the region's population **increased by 1.5%** since 2017, growing by 10,360. Population is expected to **increase by 2.0%** between 2022 and 2027, adding 14,187.
- From 2017 to 2022, jobs **increased by 6.2%** in Will County, IL from 263,315 to **279,745**. This change **outpaced the national growth rate of 3.8% by 2.4%**. As the number of jobs increased, the **labor force participation rate decreased from 69.1% to 67.5%** between 2017 and 2022.
- The top three industries in 2022 are Warehousing and Storage, Restaurants and Other Eating Places, and Education and Hospitals (Local Government).

WILL COUNTY DEMOGRAPHICS



701,614

POPULATION



96,812

HOUSEHOLD INCOME



616,469

DAYTIME POPULATION



4.9%

UNEMPLOYMENT RATE

LOCATION MAP



The property is strategically located in Will County, a densely populated residential area and one of the few counties in Illinois experiencing population growth.



OFFERING SUMMARY

SALE PRICE*: \$650,000
\$45.71 /SF

REAL ESTATE TAXES: Exempt

PARCEL NUMBER: 07-16-235-040-0000
All buildings currently one parcel.

*Sale includes 329 and 331 S. Ottawa, & Parking Lot. The residential home (337 S. Ottawa) is not included in the listed price but is available for purchase separately at \$150,000.

CONTACT

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Information contained herein is subject to verification, modification and withdrawal without notice.

