

# Heritage Baptist Church

4605 & 4609 GREENWOOD RD. , WOODSTOCK, IL 60098

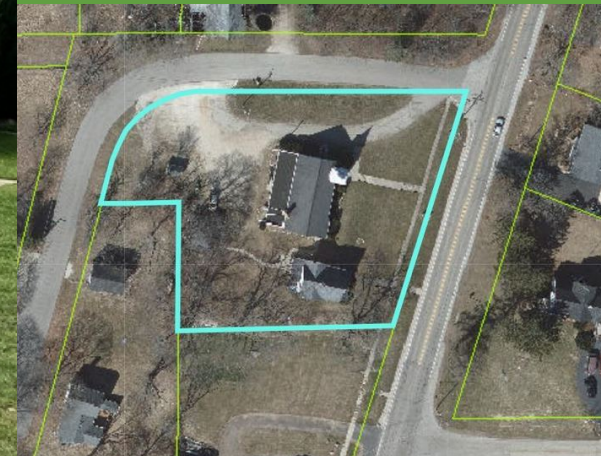
## FOR SALE

Listing Price \$249,900



### PROPERTY FEATURES

Church and House For Sale. Church is 1,680sf on the main level plus a full basement. Basement is set up for a gathering room, a full kitchen, and two bathrooms. There are two offices and an open concept elevator to access all levels. The house is 1,414sf with 3 bedrooms, 1.1 bathrooms and a basement for storage. 2 car detached garage with a gravel parking lot.



[www.SperryCGA.com](http://www.SperryCGA.com)

**Wayne Kurchina, CCIM, CIPS**

MANAGING BROKER/OWNER

815.344.8900

[wayne.kurchina@sperrycga.com](mailto:wayne.kurchina@sperrycga.com)

IL #471.000538 | WI #56313-090

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# Heritage Baptist Church

4605 & 4609 GREENWOOD RD. , WOODSTOCK, IL 60098

## FOR SALE

Listing Price \$249,900



### LOCATION INFORMATION

Building Name	Heritage Baptist Church
Street Address	4605 & 4609 Greenwood Rd.
City, State, Zip	Woodstock, IL 60098
County	McHenry
Township	Greenwood
Side of the Street	East
Signal Intersection	No

### BUILDING INFORMATION

Year Built	1947
Free Standing	Yes



### PROPERTY HIGHLIGHTS

- Church built 1947
- House built 1898
- Church 1,680sf
- House 1,414sf
- Currently Tax Exempt
- Estimated Taxes based on list price \$7,800
- 1.17 Acres
- House has a New Roof

**SPERRY**  
COMMERCIAL  
GLOBAL AFFILIATES™  
ILR REALTY GROUP

wayne.kurchina@sperrycga.com

IL #471.000538 | WI #56313-090

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)



# Heritage Baptist Church

4605 & 4609 GREENWOOD RD. , WOODSTOCK, IL 60098

## FOR SALE

Listing Price \$249,900



**Wayne Kurchina, CCIM, CIPS**

MANAGING BROKER/OWNER

815.344.8900

wayne.kurchina@sperrycga.com

IL #471.000538 | WI #56313-090

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.SperryCGA.com](http://www.SperryCGA.com)



# Heritage Baptist Church

4605 & 4609 GREENWOOD RD. , WOODSTOCK, IL 60098

**FOR SALE**

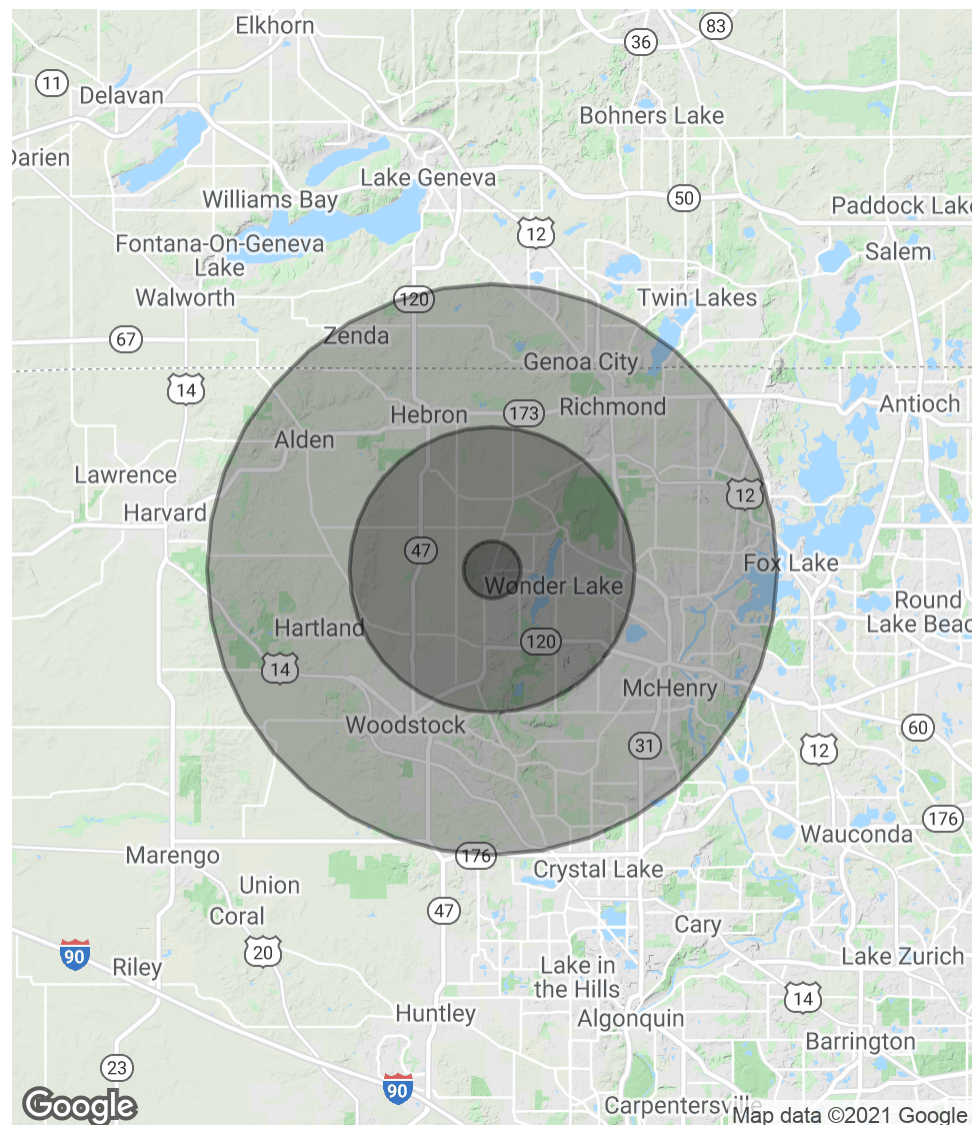
Listing Price \$249,900

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	712	23,623	121,664
Average age	36.0	36.5	37.2
Average age (Male)	37.8	37.6	36.7
Average age (Female)	33.7	35.4	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	243	8,574	45,012
# of persons per HH	2.9	2.8	2.7
Average HH income	\$85,483	\$81,154	\$80,540
Average house value	\$274,596	\$285,689	\$296,670

\* Demographic data derived from 2010 US Census



www.SperryCGA.com

**Wayne Kurchina, CCIM, CIPS**

MANAGING BROKER/OWNER

815.344.8900

wayne.kurchina@sperrycga.com

IL #471.000538 | WI #56313-090

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.