

**MILLENNIUM**  
PROPERTIES R/E

**55,000 SF School/Church  
on 3.75 Acres**

**1250 Radcliffe Rd.  
Buffalo Grove, IL**

**Price Reduced:  
\$1,850,000**



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# Former School/Church Facility: Potential As-Is or Residential Development



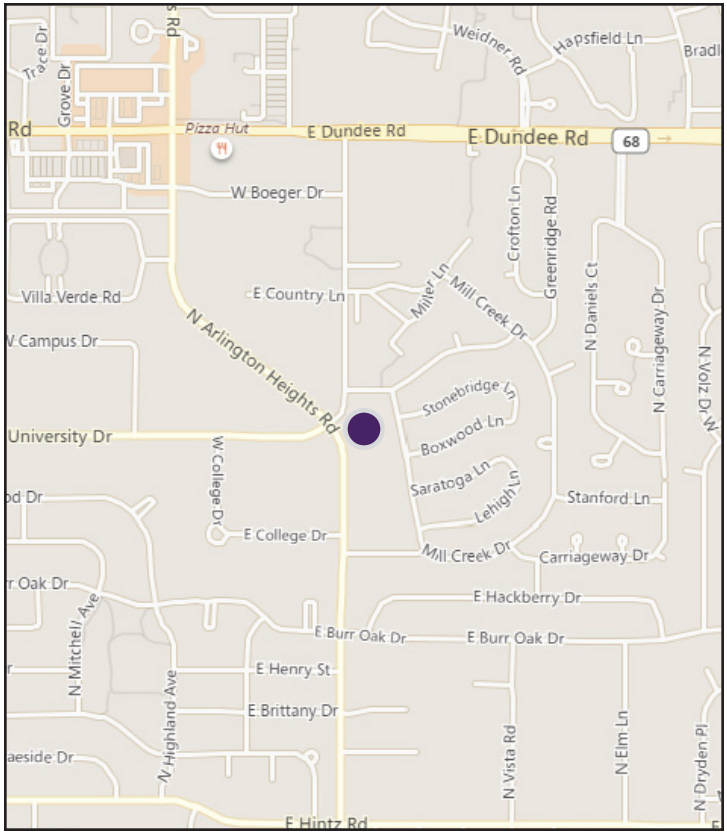
## Property Highlights

- 55,000 SF former school
- Currently used as school and religious institution
- Built-out with offices, classrooms, sanctuary and a gymnasium
- Potential to use as-is or redevelop
- Possible to upzone site for greater residential density
- Adjacent to Mill Creek Park
- Short drive from corner of Dundee Rd. and Arlington Heights Rd.
- Frontage on Arlington Heights Rd.
- Land Area: 3.76 acres
- Zoning: R5 Special Use
- Taxes (2021): \$214,628.31

## Property Overview

Adjacent to Mill Creek Park, a two story, 54,000 square foot former school on Arlington Heights Rd. is available for sale. The property is currently used as a school and religious institution. However, the 3.76 acre site can potentially be redeveloped as a residential subdivision. Under the current zoning, up to 22 single family lots can be created on the site. The property is located a short drive away from the intersection of Dundee and Arlington Heights Rd. The surrounding properties are a mix of multi-family and single family buildings.

Buffalo Grove is an affluent community in the northwest suburbs of Chicago. There are a number of places for shopping and dining around Dundee and Arlington Heights Rd.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,193	136,572	276,311
Households	5,831	52,394	108,224
Median Income	\$101,498	\$81,735	\$83,793