

FOR SALE

425 Louisa Avenue
Dupo, IL 62239



Historical Chapel and Congregation Hall

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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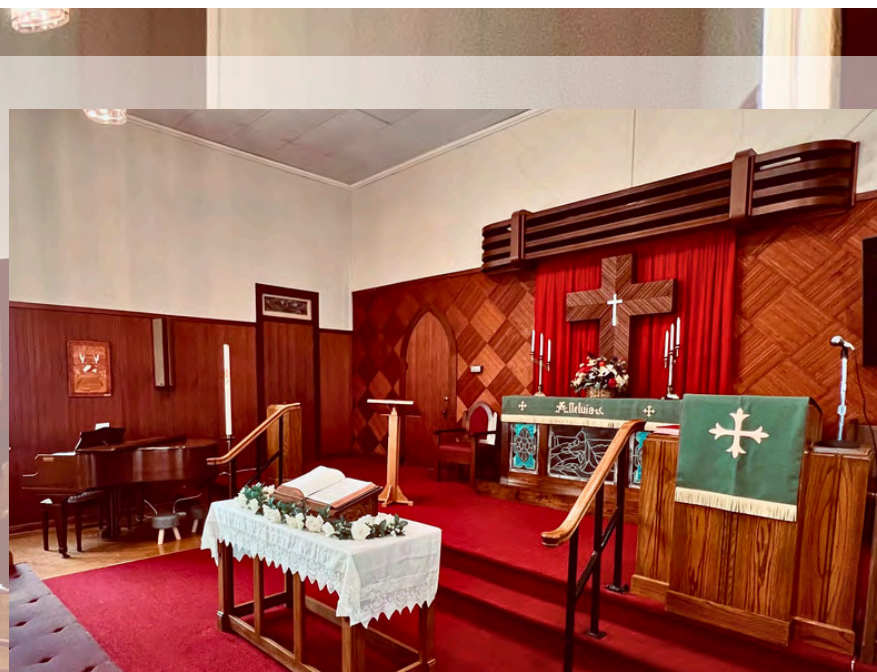
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Historical Dupo Church

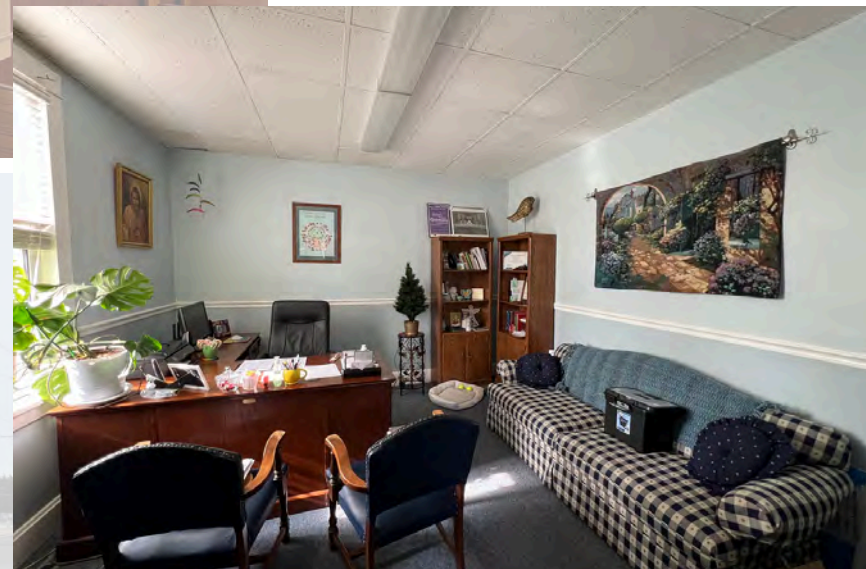
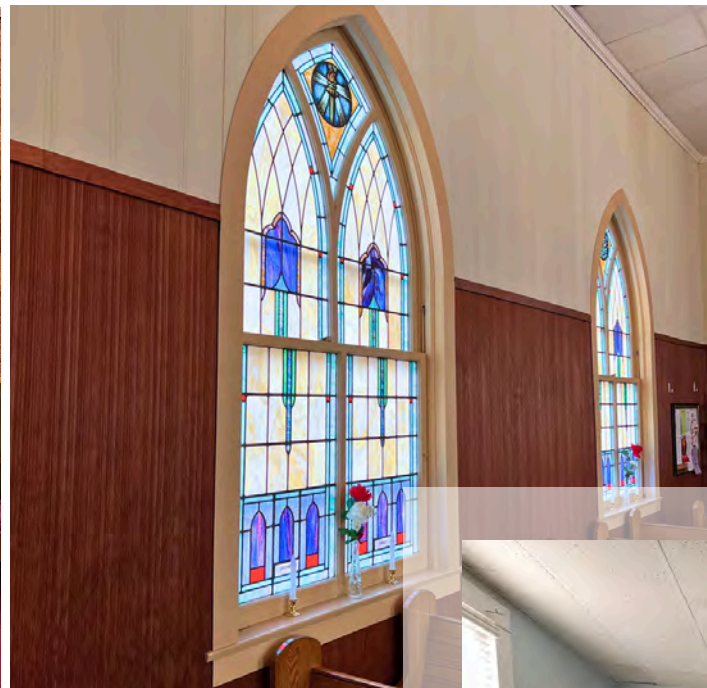
The church's main chapel was built in 1914. The addition was added in 1962. The working bell tower and windows are original. In 1915, the local High School woodworking class built the alter and two matching chairs.



Chapel

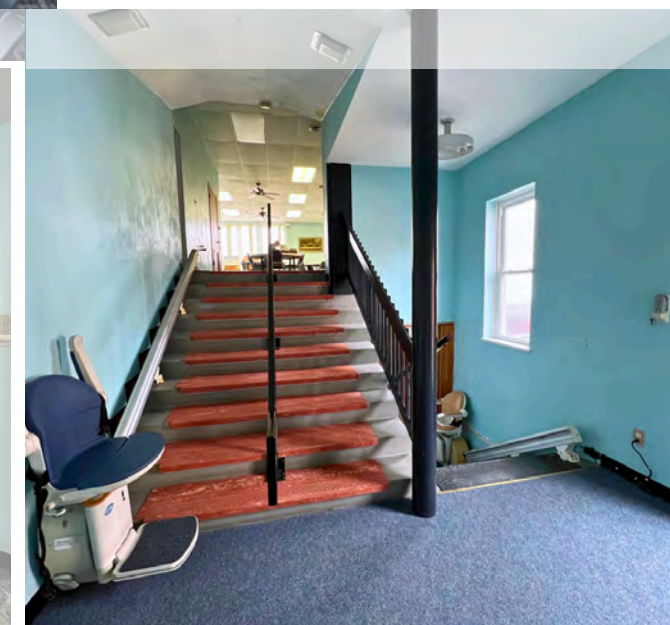
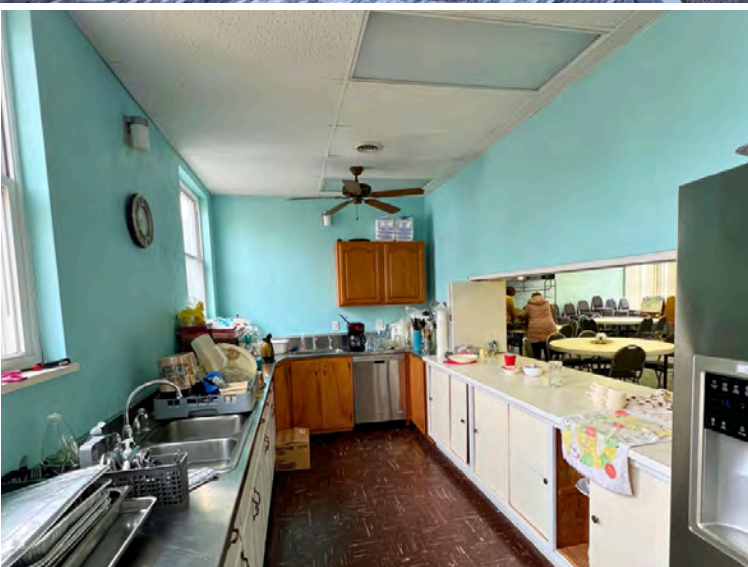


The chapel's foyer is situated off South 5th Street and features a spacious private office near its entrance. Access to the chapel is available through an ADA-compliant ramp and front stairs. With a seating capacity for approximately 160 individuals, the chapel provides an abundance of space for gatherings.



Upper Level

The church's upper level can be reached via a staircase or (ADA) compliant chair lift. An open dining space previous used as a fellowship hall lies adjacent to a fully-equipped kitchen and a restroom. The kitchen itself contains a gas stove, dishwasher, refrigerator, and serving area for meal preparation and distribution.



Lower Level



The church's lower level contains a restroom facility. Additionally, there is a large room previously utilized as a Sunday School room. Two more spacious rooms are also located on this floor, along with access points leading down to the building's basement.



AREA MAP

425 Louisa Ave., Dupo, IL 62239



LOCATION OVERVIEW

Dupo is located in the southwest corner of St. Clair County, Illinois, approximately 10 miles south of downtown St. Louis, Missouri. It sits along the Mississippi River, which forms the western border of the village and separates Illinois from Missouri.

Dupo serves as a small suburban community for the Metro East region outside St. Louis. The main transportation corridor is Route 3, which connects Dupo north to downtown St. Louis via Interstate 255.



I-255



St. Louis Airport
20 Miles

EXIT

9: I-255



0.5
Miles to I-255

PROPERTY SUMMARY

425 Louisa Ave., Dupo, IL 62239

#2885



SALE INFORMATION:

For Sale:	Yes
Sale Price:	\$189,000
Sale Price/SF:	\$32.25

COMMENTS:

The property has 4 furnaces and 3 air conditioning units. The shingles were replaced 5 years ago and Rolled Roof; 2 years ago. FF&E Negotiable.

SQUARE FOOT INFO:

Building Total:	+/- 5,860 SF
Total Available:	+/- 5,860 SF
Direct Lease:	0 SF
Sublease:	0 SF
Min Divisible:	+/- 5,860 SF
Max Divisible:	+/- 5,860 SF

STRUCTURAL DATA:

Year Built:	1914
Rehab Year:	1962
Clearance Min:	8 FT
Clearance Max:	Roughly 28 FT
Sprinklers:	NO
Exterior:	Siding
Floors:	3
Signage:	Yes

PROPERTY INFORMATION:

Parcel No:	06-21.0-421-031
County:	St. Clair
Zoning:	SR2
Parking:	Street Parking
Traffic Count:	1,500
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	2022
Tax Year:	Tax exempt

LAND MEASUREMENTS:

Acres:	0.15 AC
Frontage:	56 FT
Depth:	136 FT

TRANSPORTATION:

Interstate:	I-255
Airport:	St. Louis Airport



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