



1601 NE Madison Ave

is being offered at

\$289,000

EXECUTIVE SUMMARY

Have you ever wanted to convert a church into a residence, bed and breakfast or school? This is your chance to make that dream become a reality! Just a few blocks from Detweiller Marina and the river, is this stunningly beautiful stone church. Built in 1897, it is a true architectural gem steeped in the rich history of Peoria. With over 9,600 square feet of space, this building presents a myriad of possibilities for its future owners and offers a unique opportunity for those seeking a property with character and charm. Step into the main level where you will be captivated by the sanctuary with its cathedral ceiling white oak pews, organ, and 45 stained glass windows that cast brilliant colors across the room. Beyond the sanctuary is a set of rooms including one that would work well as an office or bedroom. There are multiple entrances to the main level, giving it a functional layout for work or play before moving to the lower level where the current residence is. The lower level also has its own walk-out entry as well as interior access to the main level. The lower level consists of a large kitchen, pantry and storage rooms, office, a full and half bathroom, 3 former classrooms currently being used as bedroom spaces as well as a central spacious living area for entertaining. Zoned R4, the property offers flexibility in its potential use.

LISTING METRICS

9,621
TOTAL SF

0.32
LOT ACRES

\$30
PRICE /SF

R4
ZONING

CLICK ICON FOR
VIDEO TOUR



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PROPERTY DETAILS

ADDRESS	1601 NE Madison Avenue
CITY / STATE / ZIP	Peoria, IL 61603
PARCEL ID(s)	18-03-252-022
LOT ACRES	0.32
PROPERTY TYPE	Church / Special Purpose
YEAR BUILT	1897
STORIES	2
BUILDING SF	9,621
ZONING	R4
TAXABLE VALUE	\$29,620
TAX RATE	9.40865%
ANNUAL TAX (2023)	\$2,787



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TRADERS UNLIMITED

All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

EXTERIOR PHOTOS



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INTERIOR PHOTOS



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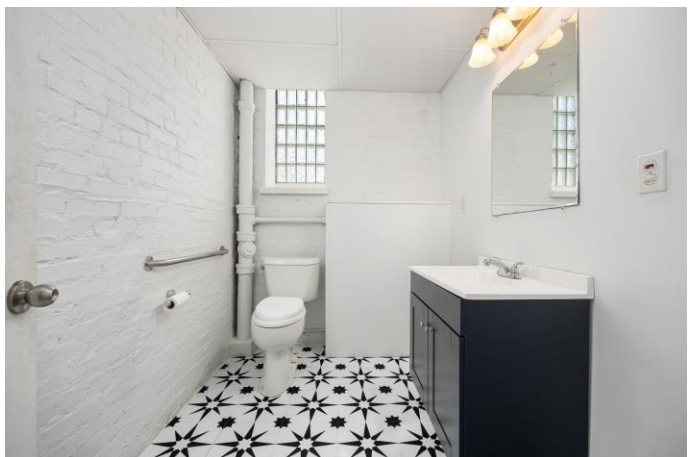
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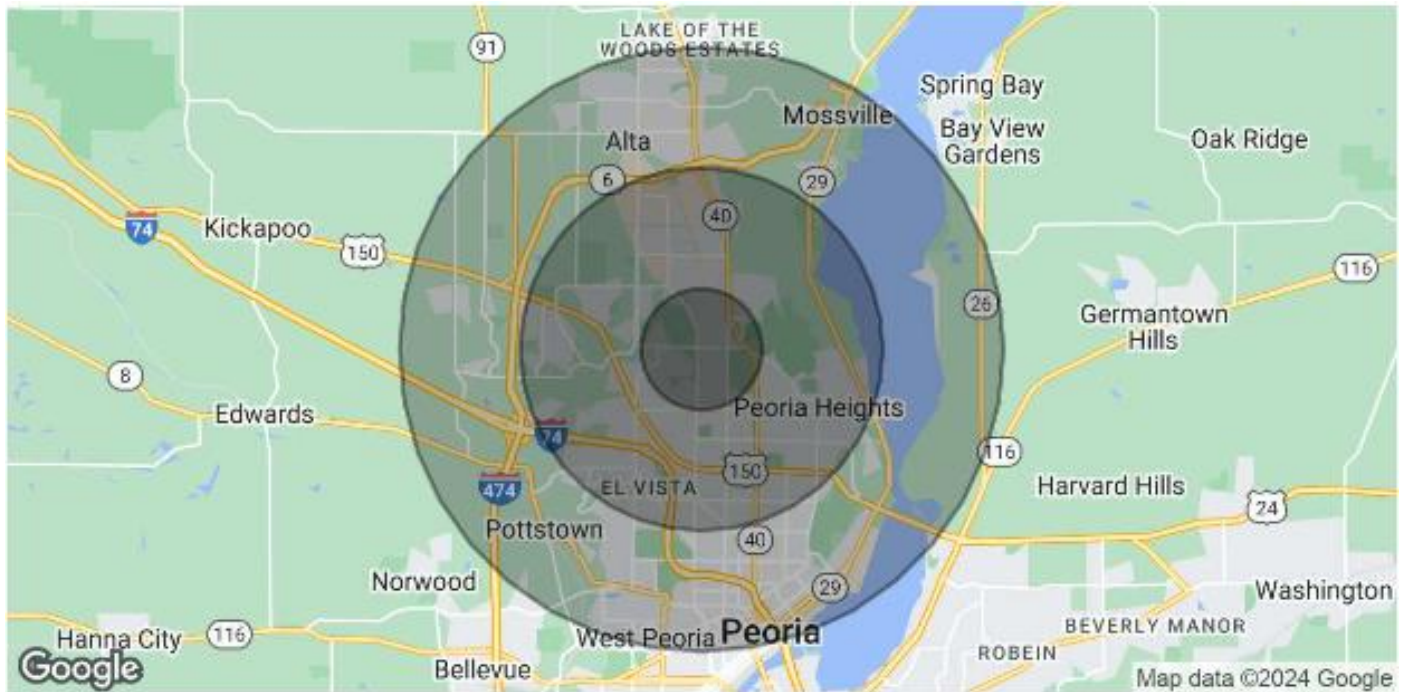
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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