

**Price  
Reduced**

**For Sale**

**Approx. 6,910 SF Multi Tenant Office Building  
130 N. LaGrange Road - LaGrange, IL**

**Sale Price \$749,000 (\$108.39 psf)**



- Great LaGrange Road exposure
- Diverse tenant mix
- C-3 General Service Commercial
- Lot size 18,454 sq. ft. (0.43 acres)
- Real estate taxes (2024 paid in 2025)  
PIN # 18-04-103-014    \$37,230.10  
PIN # 18-04-103-013    \$ 3,596.67  
Total                      \$40,826.77  
                                 (\$5.91 psf)

- Off street parking
- One block to LaGrange Road Metra station
- Two story masonry construction
- Projected NOI \$61,345 (8.2% Cap)

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	22,643	112,006	317,989
2024 Households	8,113	41,696	115,442
2024 Avg. HH Income	\$142,899	\$132,049	\$114,788
2024 Traffic Count	23,607 vehicles per day		



*Exclusively Offered by:*  
**Daniel Chopp**  
**(708) 387-2640**  
**dan@choppcommercial.com**

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## Common Area Photos



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## Exterior Photos



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