

FOR SALE

Owner/User Investment Bld.

6 W. Burlington Ave. La Grange, IL 60525



3,250 SF Owner-user investment opportunity with lower level in the heart of Downtown La Grange, Illinois central business district. Prime location directly across from the La Grange Metra train station in the heart of shopping, restaurants, and entertainment. Outstanding location with excellent visibility. The first-floor vacant retail space offers 1,639 square feet. The second floor features a two-bedroom, two-bath apartment (Approx. 1,300 SF) that was recently gutted and fully renovated with numerous high-end upgrades and currently rents for \$3,100 per month. See photos. The first-floor retail space is currently a "vanilla box" without washrooms. Recent building improvements include complete demolition and renovation of both the first and second floors, a new roof, tuckpointing, skylights, gutters and downspouts, driveway, rear deck, staircase, rear lighting, and a new front staircase. Additional upgrades include permanent sealing of the basement, new plumbing from the main line, rough-in fire alarm system, second floor HVAC, new power lines from the pole to the building, new drywall on the first-floor walls, and double drywall on the first-floor ceiling per village code requirements, 2 new sumps, paved basement floor and more.



Mark Butler
MANAGING BROKER

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Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change. or withdrawal and is not guaranteed. *Co-op brokers must be present for all showings/inspections.*

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PROPERTY HIGHLIGHTS

- Building Size:** 3,250 SF
- Occupancy:** 50%
- R.E. Taxes:** \$16,300
- Lot Size:** .05 Ac.
- 1st Flr. Ceiling Ht:** 13'
- Zoning:** C-1CR
- Apartment Rent:** \$3,100.00 Mo.
(Exp: 11/26)



ASKING PRICE: Contact Mark Butler



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