

MIXED-USE INVESTMENT

FOR SALE
\$1,195,000

**PORTAL PROPERTIES**
COMMERCIAL & INVESTMENT

Investor, Owner-User, Developer Opportunity
6 West Burlington Avenue, La Grange, IL 60525



- Prime storefront retail space + leased 2nd floor apartment.
- Mixed-use opportunity for investors, assemblage opportunity for developers, OR owner-user opportunity for retail/restaurant operators.
- \$40,800 current annual gross rental income (apt. unit) + a growing market rent of ground-level retail.
- Assemblage opportunity for developers/investors to purchase along with peer adjacent properties.
- Steps west of La Grange Road (19K cars) and 700 feet south of ridiculously-busy Ogden Ave-La Grange Road intersection.
- Directly across from La Grange Metra station and just east of 180+ stall public parking lot.
- Economic drivers and traffic-generators include growing commuter traffic, growing retail/restaurant development, and growing active/senior living communities and customer base.

Drew McElligott | 708.870.3739 | drew@portalcre.com
Portal Properties | 405 Shawmut Avenue, Suite 208 | La Grange, IL 60525

A portal is a door. Doors are opportunities.

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RETAIL-RESTAURANT OPERATOR OPPORTUNITY

With approximately 1,400 square feet of vacant retail/restaurant space, this is the rare opportunity for an operator to own their own downtown La Grange property and have the option to either live in the newly-improved apartment directly above their business or continue to lease the apartment for added revenue.

MIXED-USE INVESTOR OPPORTUNITY

The Property consists of an existing leased 2nd floor apartment generating immediate income with additional revenue from the lease-up of the ground-floor retail.

ASSEMBLAGE OPPORTUNITY FOR DEVELOPERS

With multiple adjacent properties currently available for purchase, a developer has the opportunity to potentially acquire the Property in conjunction with other neighboring properties offering greater size and scale for future redevelopment, or continued collection of retail, residential, and office rents in a thriving and growing suburban downtown district.



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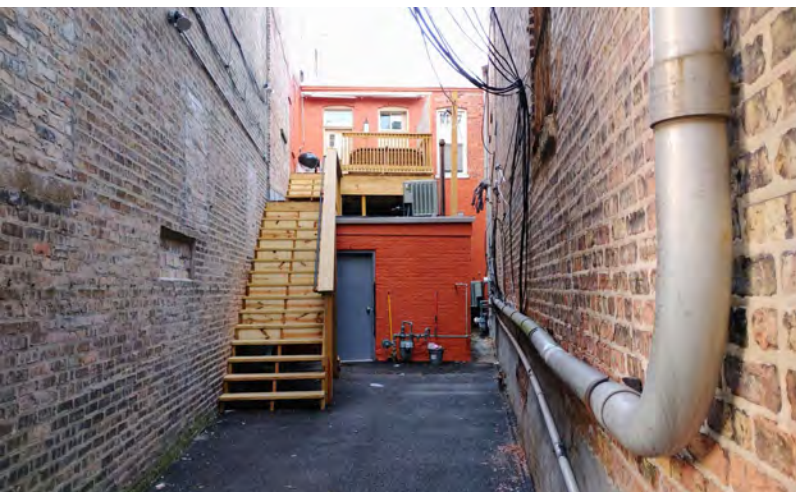


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Plymouth Place

The Arboretum Villas at Plymouth Place

Gordon Park

T Mobile
CHASE

CHIPOTLE
McDonald's
Sport Clips

TRADER JOE'S
PET SUPPLIES PLUS

Walgreens

Great Clips
crumb
Massage Envy
AT&T

corepower YOGA
noodles

Fannie May

Kan & BISTRO
verizon

peak running
Hallmark
AURELIO'S PIZZA

WOOW
STEAK + VINE

P

P

P

La Grange Village Hall

P

ups

BLACKBERRY MARKET

forever yogurt
Floyd's
MB's Moving

Sushi Ukai

PALMER PLACE

ACE

CLASSIC CINEMAS

P

6th Ave

7th Ave

E Cossitt Ave

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DREW MCELLIGOTT

Founder, Owner, Managing Broker

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IL #471021551

PROFESSIONAL BACKGROUND

I have over 24 years of experience and expertise in commercial and investment real estate as both a broker and principal. As a broker, I've served on and lead sales and leasing teams at Jones Lang LaSalle, DTZ Rockwood, Marcus & Millichap, and Horvath & Tremblay.

Among many other private and corporate clients, for 11 years and across 3 different brokerage companies, I served as broker and advisor for Walmart in the sale of an on-going national portfolio of surplus buildings, totaling 160 properties across 37 states.

On the principal side, I spent 8 years as Director of Acquisitions at Brauvin, a non-public REIT, where I focused on the purchase of retail, medical office, and for-profit childcare properties throughout the U.S.

After 22 years working as both a broker and on the principal side in commercial and investment real estate, I decided to start my own firm: Portal Properties. I named it "Portal" because a portal is a door. And doors are opportunities. And as cheesy a tagline as that is, that's why I love doing what I do: creating opportunities for my clients, whether for a Buyer, Seller, Landlord, or Tenant.

Creating value and creating opportunities for my clients is what I've done in the 24 years I've worked in commercial and investment real estate and it's what I strive to do each day. That's why I started my own firm and that's why I love doing what I do.

My broad experience as both broker and principal includes the purchase, sale, leasing, and management of all property types nationwide for both private and corporate clients. I have transaction experience in 40+ states. But my family have been residents of La Grange Park, Illinois for over 20 years.

No job is more important to me than my job as husband and father to wife and three "kids". When I'm not working on your real estate deals, I spend my free time with my family, refereeing high school soccer games, writing screenplays, and mapping out my next bucket-list item.

EDUCATION

Proud graduate of the University of Illinois at Urbana-Champaign.

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