

Price
Reduced

FOR SALE

Fully Leased 12,600 Sq. Ft. Multi-Tenant Commercial Building
635-643 S. LaGrange Road, LaGrange, IL

Sale Price: \$720,000 (\$57.14 psf)



<ul style="list-style-type: none">• 1950s masonry construction• C-3 Commercial Zoning• Great LaGrange Road exposure• Diverse tenant mix	<ul style="list-style-type: none">• Gross Annual Income \$140,640• Land site: 12,500 sq. ft. (125' x 100')• Many potential uses• User/investor opportunity																												
<p>2024 real estate taxes</p> <table><tr><td>PIN #18-09-204-018</td><td>\$9,271.59</td></tr><tr><td>PIN #18-09-204-019</td><td>\$9,271.59</td></tr><tr><td>PIN #18-09-204-039</td><td><u>\$35,604.76</u></td></tr><tr><td></td><td>\$54,147.94</td></tr></table>	PIN #18-09-204-018	\$9,271.59	PIN #18-09-204-019	\$9,271.59	PIN #18-09-204-039	<u>\$35,604.76</u>		\$54,147.94	<p>Demographics</p> <table><thead><tr><th></th><th>1 mile</th><th>3 miles</th><th>5 miles</th></tr></thead><tbody><tr><td>2024 Households</td><td>5,287</td><td>39,961</td><td>103,980</td></tr><tr><td>2024 Population</td><td>14,874</td><td>100,469</td><td>281,776</td></tr><tr><td>Avg. HH Income</td><td>\$143,660</td><td>\$138,826</td><td>\$120,734</td></tr><tr><td>2025 Vehicles Per Day:</td><td>26,764</td><td></td><td></td></tr></tbody></table>		1 mile	3 miles	5 miles	2024 Households	5,287	39,961	103,980	2024 Population	14,874	100,469	281,776	Avg. HH Income	\$143,660	\$138,826	\$120,734	2025 Vehicles Per Day:	26,764		
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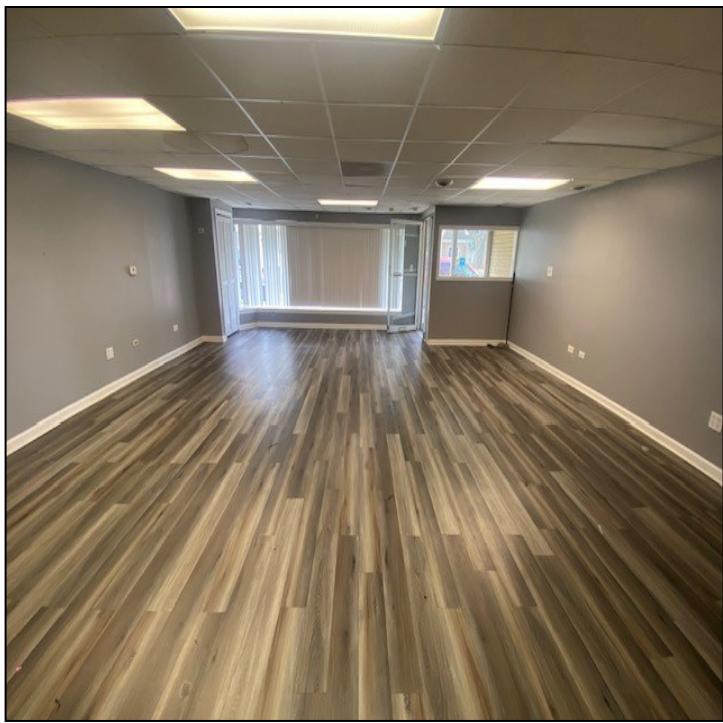


Exclusively Offered by:
Daniel Chopp
(708) 387-2640
dan@choppcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

635-643 S. LaGrange Road, LaGrange, IL

Interior Photos

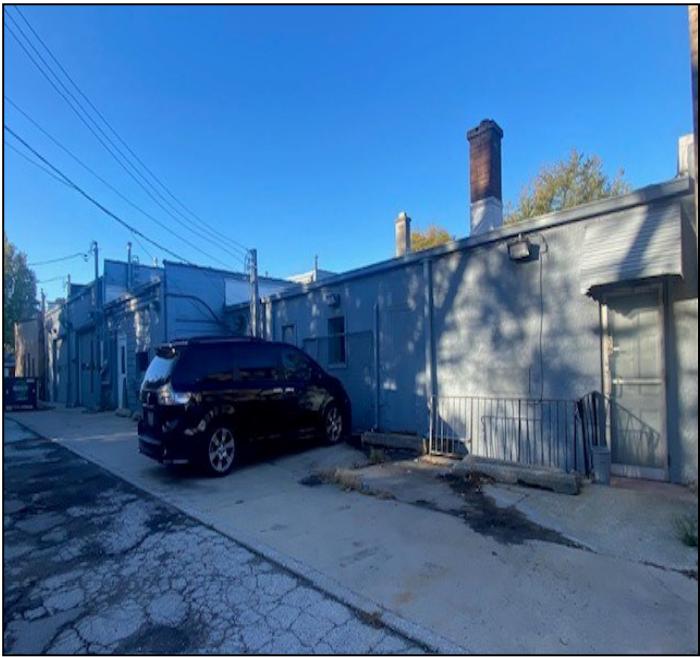
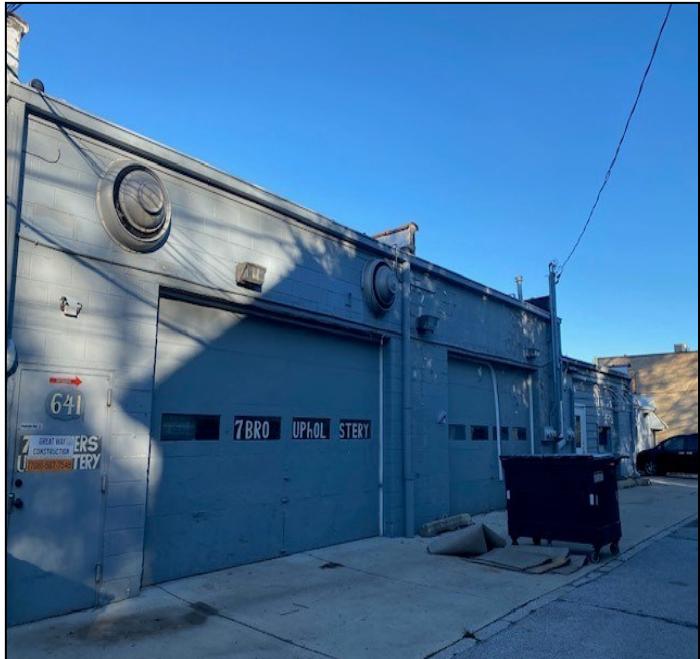


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Additional Exterior Photos



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Floor Plan

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