

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)



- 1950s masonry construction
- C-3 Commercial Zoning
- Great LaGrange Road exposure
- Diverse tenant mix

- Gross Annual Income \$140,640
- Land site: 12,500 sq. ft. (125' x 100')
- Many potential uses
- User/investor opportunity

2024 real estate taxes

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

Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
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			

CHOPP
COMMERCIAL
PROPERTIES

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.

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Interior Photos



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Additional Exterior Photos



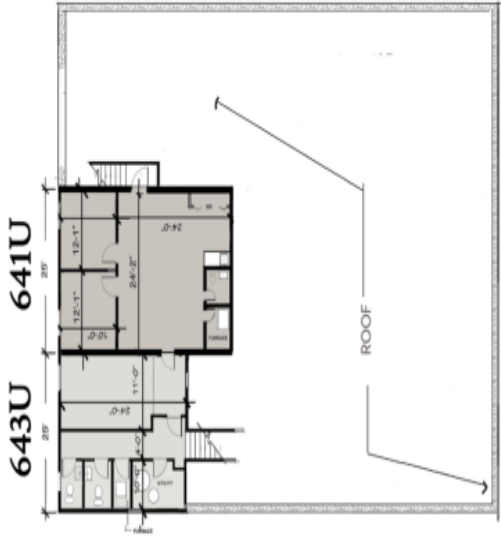
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Floor Plan

635-643 S. LaGrange Road, LaGrange, IL



2ND FLOOR



BUILDING GROSS SF: 12,600 SF

TENANT COMMON AREA

MULTI-TENANT OFFICE SPACE
635-643 S LAGRANGE RD
LAGRANGE, IL

GROSS, TENANT
& COMMON AREAS

NOTE: DIMENSIONS ARE FROM CENTER OF WALL
TO CENTER OF WALL EXCEPT TO FACE OF
EXTERIOR WALLS FRONT AND REAR

Obra
Werks

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