

AVAILABLE FOR SALE

46-48 S LAGRANGE ROAD, LA GRANGE, IL 60525



PROPERTY DESCRIPTION

Introducing a classic mixed-use investment opportunity in the heart of vibrant downtown La Grange—a highly desirable, pedestrian-friendly commercial district southwest of Chicago, known for its strong community appeal, proximity to the Metra commuter rail station just blocks away, and consistent foot traffic from boutique shopping, dining, and local events.

This 2-story property features ground-floor retail/commercial space with upper-level residential units, offering diversified income streams.

PROPERTY HIGHLIGHTS

- Prime Location in LaGrange area
- High visibility for retail presence
- Strong pedestrian traffic

OFFERING SUMMARY

Building Size	7,832 SF
Sale Price	\$2,000,000
2025 Taxes	\$35,862.89
2026 Insurance	\$11,683.00
2025 Maintenance	\$12,000.00
NOI	\$173,254.11

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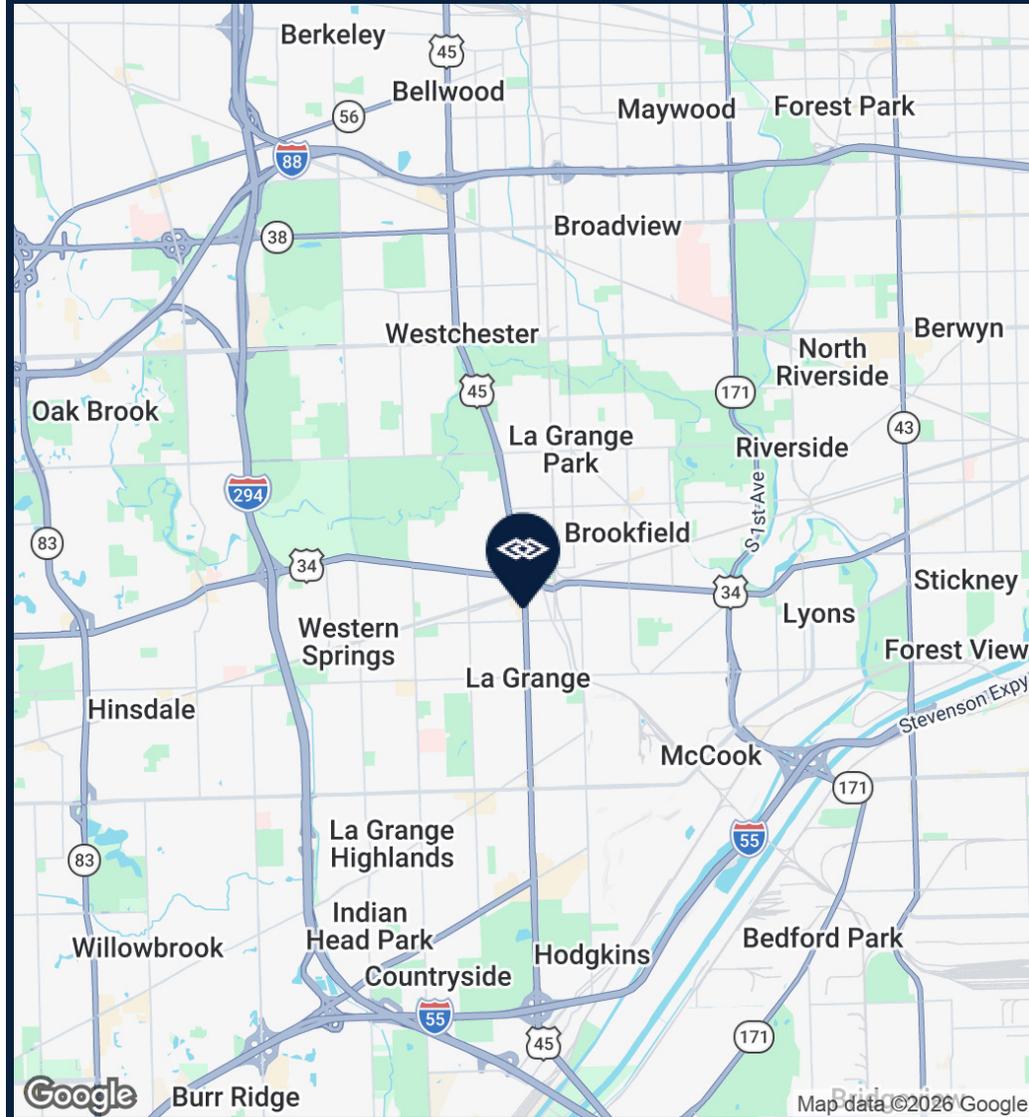


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Submitted subject to error, change in status, or withdrawal without notice.

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