

# For Sale

**Approx. 6,910 SF Multi Tenant Office Building  
130 N. LaGrange Road - LaGrange, IL**

**Sale Price \$829,000 (\$119.97 psf)**



- Great LaGrange Road exposure
- Diverse tenant mix
- C-3 General Service Commercial
- Lot size 18,454 sq. ft. (0.43 acres)
- Real estate taxes (2021 paid in 2022)

PIN # 18-04-103-014    \$30,184.59

PIN # 18-04-103-013    \$ 4,933.49

**Total                    \$35,118.08**

**(\$5.08 psf)**

- Off street parking
- One block to LaGrange Road Metra station
- Two story masonry construction
- Projected NOI \$59,059 (7.1% Cap)

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population	21,751	109,997	312,950
2023 Households	8,224	42,356	115,058
2023 Avg. HH Income	\$143,487	\$129,121	\$112,922
2022 Traffic Count	24,280 vehicles per day		



*Exclusively Offered by:*  
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