

1N279 LAFOX ROAD
LAFOX, IL

INVESTMENT OPPORTUNITY



PRICE REDUCTION!



PRICED AT \$599,000

FIRST TIME ON THE MARKET! The historic Potter "Store" has been generating revenue for many years. There are 5 units total- 4 commercial retail/offices and 1 second floor residential unit. The 3 Commercial units along the frontage consist of the USPS LaFox Post Office and La Voda Salon, both long-term stable tenants, and one 2,800sf vacant space with finished lower level. Above the salon there is a 3-bedroom unit with 1 full bath. Around the back is a small office space used by the owners and has never been leased.

✓ 3,831 SF

✓ BUILT 1860

✓ 1 ACRE +/-

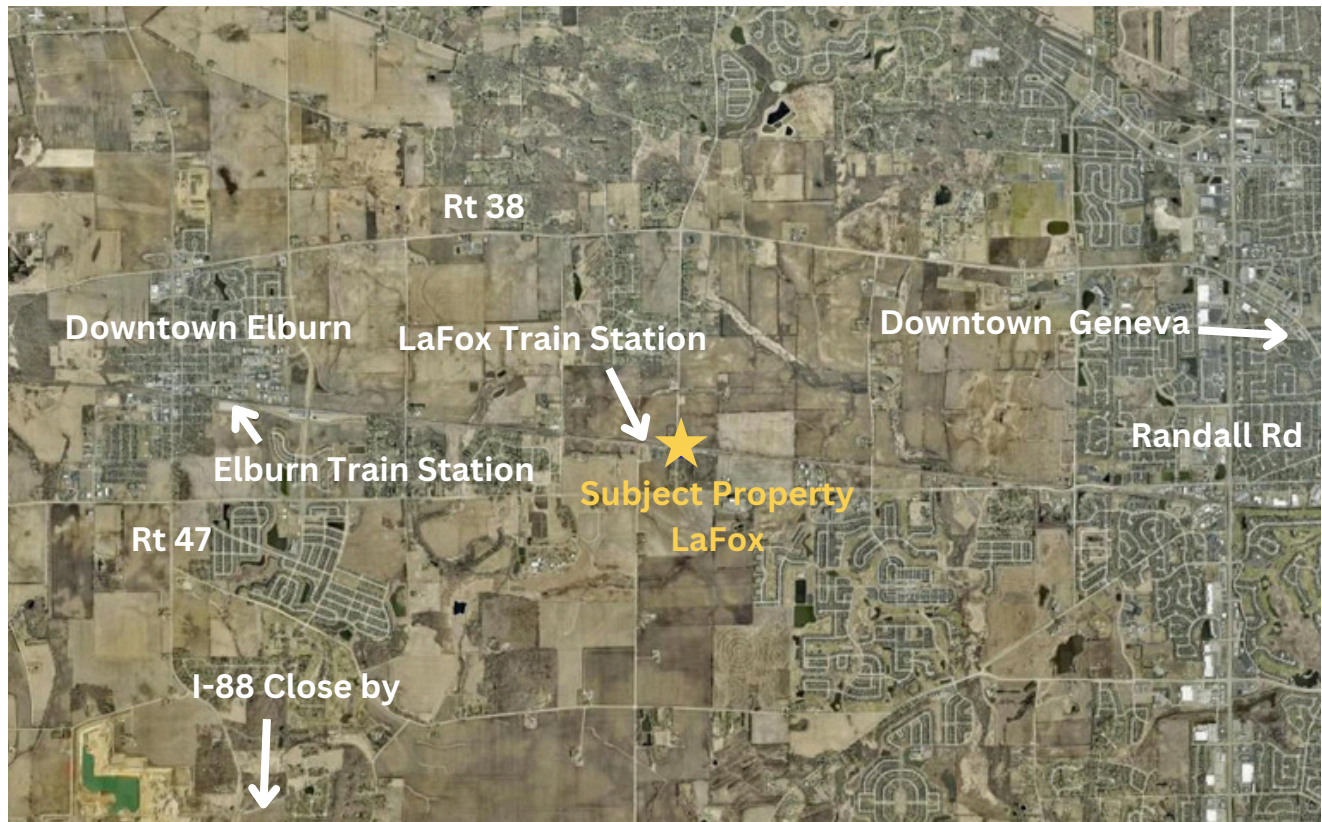
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2025 Income

Unit	Monthly	Yearly	Lease Start	Lease End	Sec. Dep.
1N279 - Post Office	\$2,279	\$27,350	1989	06/2029**	
1N279 - Unit A (Salon)	\$1,200	\$14,400	09/2009	12/2025	\$900
1N279 - Unit B (Vacant)	\$0	\$0			
1N279 - Unit C (Apartment)	\$1,100	\$13,200	11/2022	11/2025	\$1,020
Total	\$4,579	\$54,950			

Located a few hundred yards east of the LaFox Metra Station, it is also just 3 miles from the tri cities Randall Road corridor and the downtowns, a growing hot spot of Chicagoland. The booming village of Elburn is also 3 miles west along Rt. 47 corridor with an I-88 interchange a few miles south providing quick access to Chicago, Dekalb and beyond.



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