

Modern Office Building for Sale in the Heart of Lemont IL 60439



15790 E New Ave

Lemont, IL 60439

Discover a rare opportunity to purchase a recently remodeled office building in one of Lemont's most desirable downtown locations. Offering a blend of modern design, functionality, and convenience, this property is ideal for businesses, investors, or owner-users seeking a high-quality asset with excellent accessibility.

Asking Price: Subject to offer

**REMAX MILLENNIUM
COMMERCIAL GROUP**

14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



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PROPERTY HIGHLIGHTS:

- **Main Floor:** ±1,400 SF of recently remodeled office space designed with a modern, professional layout and welcoming atmosphere.
- **Second Floor:** ±1,400 SF with a full bathroom and shower, offering flexibility for office, executive, or mixed-use space.
- **Garage:** ±1,000 SF attached garage providing secure storage or additional operational support.
- **Ample Parking:** 15 dedicated parking spaces ensure convenient access for staff and clients.
- 4 Bathrooms



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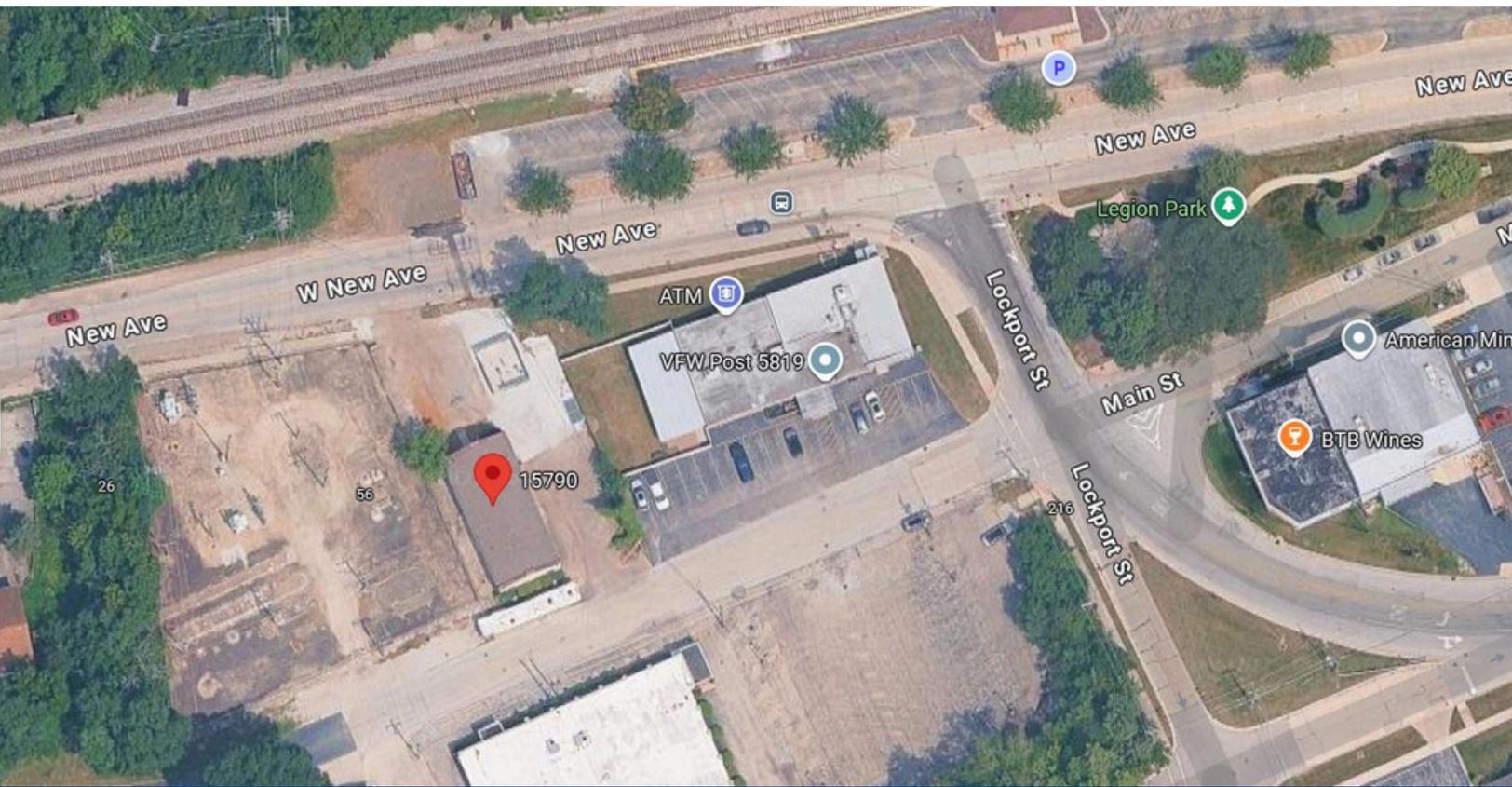


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Prime Location: Situated in downtown Lemont, just steps from restaurants, wineries, and shops. Directly across from the train station, offering seamless commuter access.

Advantages

- Thoughtfully remodeled, turn-key condition
- Flexible floor plan with office, executive, and storage/garage space
- Strong downtown presence with walkable amenities and excellent transit connectivity
- Ideal for owner-occupiers or investors seeking a stable, versatile office property



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Why Lemont Is a Smart Choice

Economic & Demographic Strength

- **Affluent, Stable Community:** With a median household income of around \$126,100 and a median home value between \$417K–\$527K, Lemont boasts strong economic fundamentals and substantial residential equity.
- **Consistent Growth:** The population has grown by 10.3% since 2010, far outpacing regional trends.
- **High Homeownership:** An impressive 87% homeownership rate underscores the community's stability and resident investment



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Real Estate Market Highlights

- **Balanced yet Competitive Market:** Homes in Lemont tend to sell after about 59 days on market, with a median sale price of \$527,000—showing consistent demand.
- **Desirable Suburban Market:** Lemont ranks highly among Chicago-area suburbs for quality of life, schools, and family appeal, particularly in Cook County
- **Outdoor & Recreational Assets:** The Village maintains a healthy real estate outlook with strong appeal from its scenic trails, historic charm, and recreational amenities



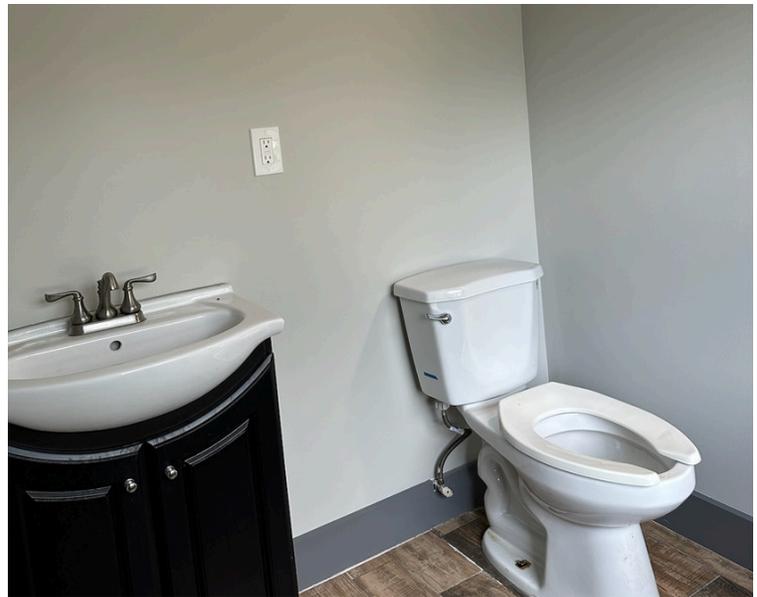
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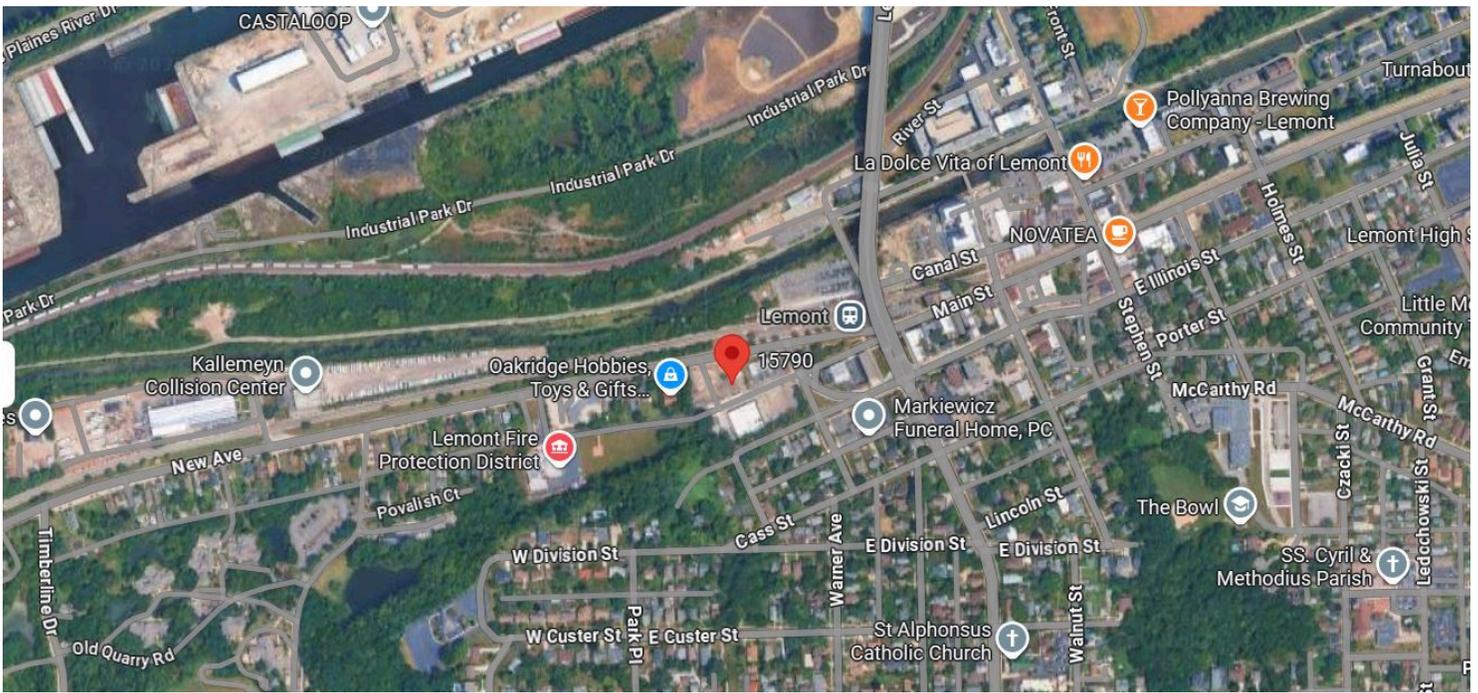
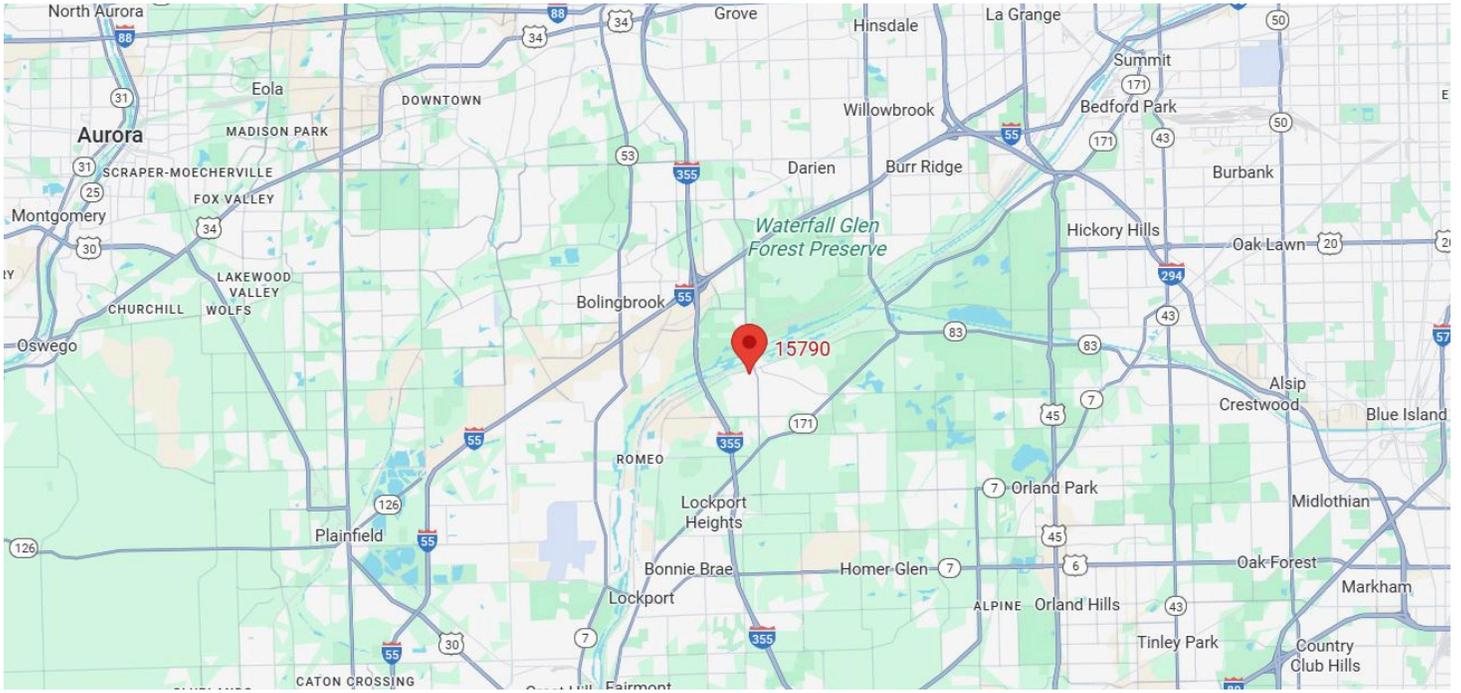
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This property offers a unique opportunity to own a modern office building in a thriving suburban location. With recent upgrades, ample parking, and unmatched proximity to downtown amenities, it is perfectly suited for companies looking to establish or expand their presence in Lemont.

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