



921 S State Street, Lockport, IL 60441

\$876,000

921 S State St - Lockport Historic District Mixed-Use

Historic Downtown Lockport Mixed-Use | 6,264 SF | Rear Parking (10 cars) | Elevator + Modernized Sys



Alex Fenske
IL IL 475128785
708.808.0220

Listing Added: 01/08/2026
Listing Updated: Today

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Ask me anything...



Details

| | | | |
|-----------------|--|----------------|--|
| Asking Price | \$876,000 | Property Type | Mixed Use, Office, Multifamily, Retail |
| Sub Type | Traditional Office, Apartment Building, Storefront, Mixed Use, Duplex/Triplex/Quadruplex | Class | B |
| Square Footage | 6,264 | Price per SqFt | \$139.85 |
| Occupancy | 100% | Units | 2 |
| Year Built | 1936 | Buildings | 1 |
| Stories | 2 | Zoning | COMM |
| Lot Size (SqFt) | 8,120 | Broker Co-Op | Yes |
| APN | 1104233170060000 | Ownership | Non-profit |
| Sale Condition | For sale by owner | | |

Marketing Description

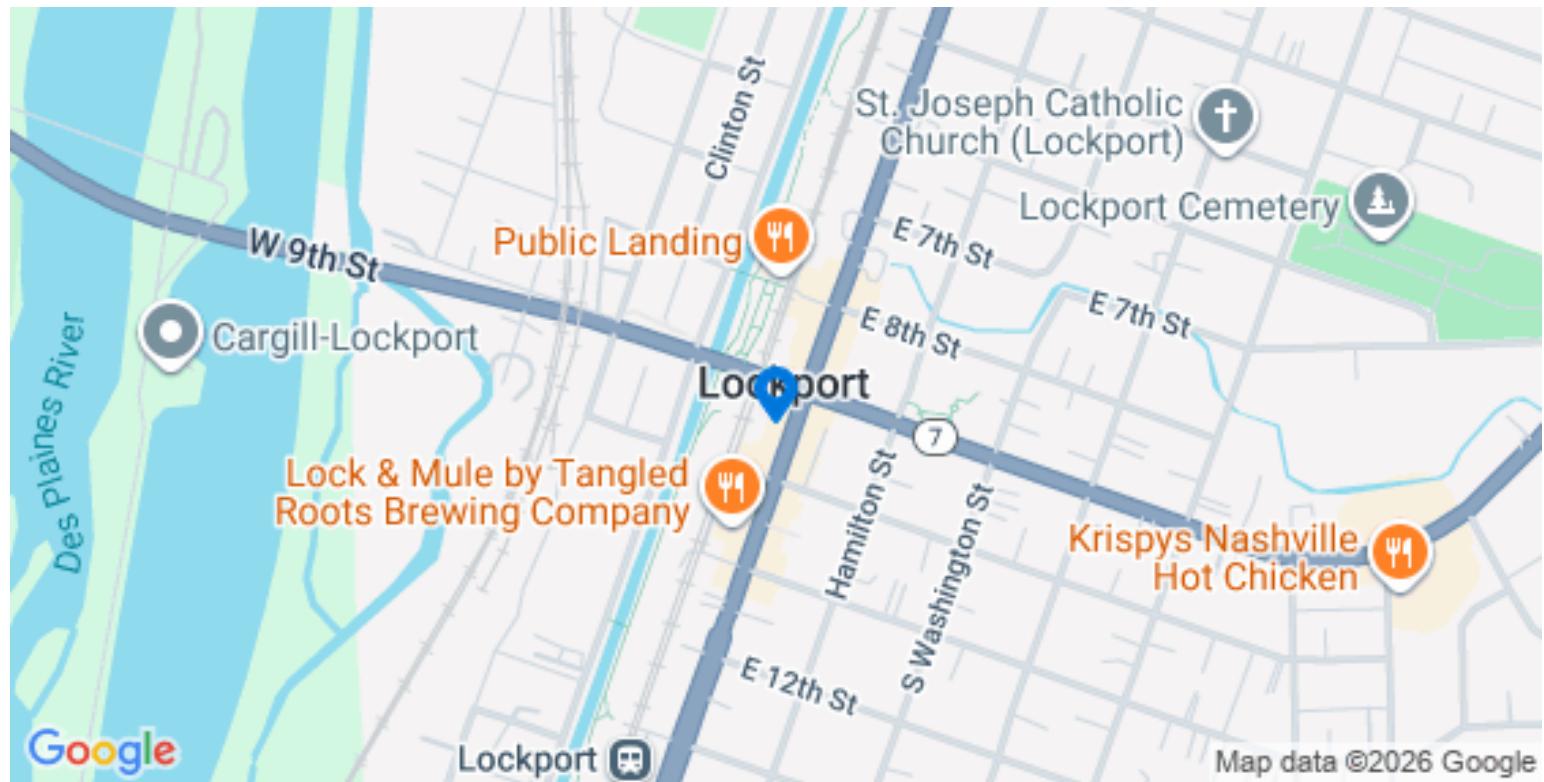
Rare chance to own a standout State Street building in downtown Lockport's Historic District/Municipal Core, backing to Commerce St and the canal. This historic 6,264 sq ft brick, two-story property was built in 1936 as the Lockport Fire Department and later served as Lockport City Hall, having been fully modernized along the way with updated electrical, HVAC, fire protection, and elevator. Currently used as a non-profit office and retail headquarters, C4 Downtown Commercial zoning supports a range of uses, with ideal possibilities including restaurant or boutique retail on the main level, residential/office on the 2nd floor, and potential 3rd unit in the basement. Current layout includes main level vestibule, retail store with office and storage, conference room, safe/vault, and restrooms; upstairs several large offices, meeting rooms, and restrooms; full basement with large storage area that could be a 3rd unit facing Commerce Ave, plus elevator room and wet sprinkler system. Private parking lot for up to 10 cars in the rear, and recent facade/landscape improvements. Strong daily traffic exposure with AADT 11,900.

Investment Highlights

- 6,264 sq ft brick building plus basement
- Downtown historic district / municipal core
- Flexible zoning with target retail/restaurant on main level
- Fully updated fire protection, HVAC, electrical, plumbing systems
- Private parking
- AADT 11,900



Location (1 Location)



Property Photos (30 photos)

