



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



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Listing Added: 01/08/2026

Listing Updated: Today

kw



◆ 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	COMMR
Lot Size (SqFt)		8,120	Broker Co-Op	Yes
APN		1104233170060000	Ownership	Non-profit
Sale Condition		For sale by owner		

Marketing Description

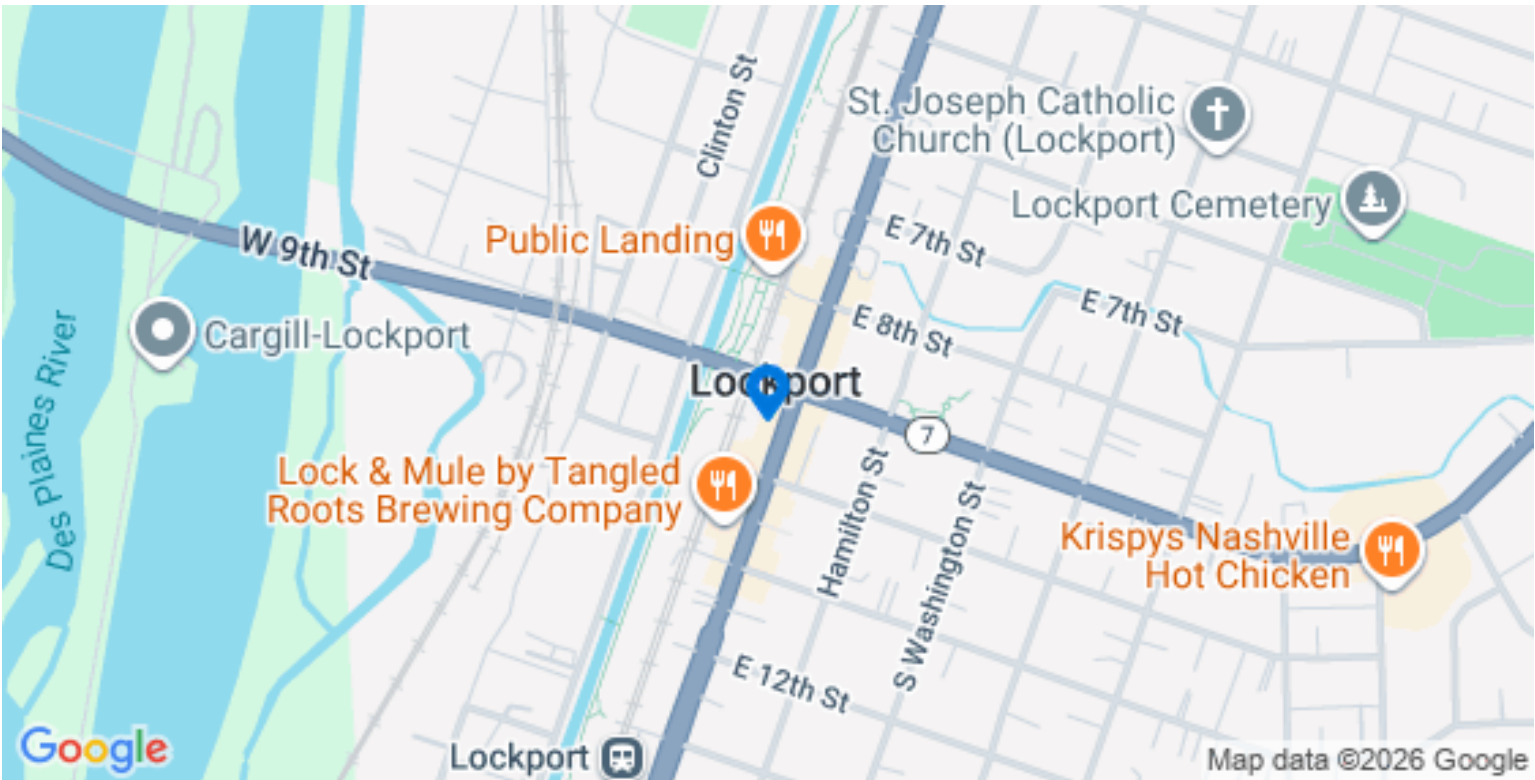
Rare chance to own a standout State Street building in downtown Lockport's Historic District/Municipal Core, backing to Commerce St and the canal. This historic 6,264 sq ft brick, two-story property was built in 1936 as the Lockport Fire Department and later served as Lockport City Hall, having been 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)



The image is a 5x4 grid of 20 photographs showcasing a three-story brick building, likely a community center or office building. The exterior shots (top row and middle row) show the building's facade, which features a central entrance with a small cupola on the roof, multiple windows, and a paved lot in front. The interior shots (bottom three rows) show various rooms, including a large open area, a reception desk, a staircase, a kitchen, a conference room, and several offices with desks and chairs. The building is surrounded by a paved lot and some landscaping.



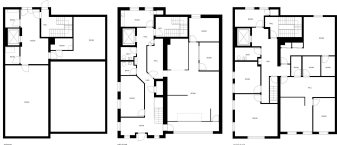
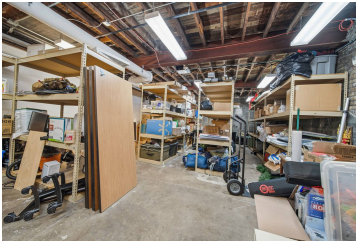


Diagram showing the layout of the warehouse or storage unit.



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