### Commercial Investment For Sale

Downtown La Grange

512 W Burlington Avenue, La Grange, IL





512 W Burlington Ave.

FOR SALE

Becky Bossard 773.720.0703

Becky@Schulzproperties.com

Anchored by Duly Health
23,125 SF Office Building
91 % Occupied
On Site Parking + Indoor Garage

Schulz Properties Commercial Real Estate 947 Maple Avenue, Downers Grove, IL 60515 630.737.1200

# Schulz ROPERTIES, LTD.

#### Downtown LaGrange



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#### **Aerial View**





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#### Downtown La Grange

512 W Burlington Avenue, La Grange, IL



#### **PROPERTY SUMMARY**

**Building Square Feet:** 23,125 SF

**Total Parcel Land Size:** .50 Acres 21,780 Square Feet

**PIN#** 18-04-120-002-0000, 18-04-120-003-0000, 18-04-120-004-0000, 18-04-005-0000

Year Built: 1957

County: Cook

Fire Alarm Monitored: Yes

**Elevator Access:** Yes

On Site Exterior Parking: 10 Spaces

**Interior Parking Garage:** 8 Interior Parking Spaces direct access into building with 2 drive in doors

Zoning: C2

**Anchor Medical Tenants:** Duly Health, Net Lease plus other professional and medical tenants

Number of Units: 25 Office Suites

Material: 2 Story Brick/Dryvitt Office

Gross Annual Rents	\$445,464
Expenses:	
General Maintenance:	\$6.276
Snow/Salt/Landscaping:	\$465
Cleaning:	\$6,658
Insurance:	\$11,010
Repairs:	\$3,540
Supplies:	\$102
Real Estate Taxes:	\$134,747
Utilities:	\$19,596
Scavenger:	\$3,628
Mgmt Fee 3%	<u>\$13,364</u>
Total Expenses:	199,386
NOI:	\$246,078

Sales Price: \$2,950,000

Cap Rate: 8.34

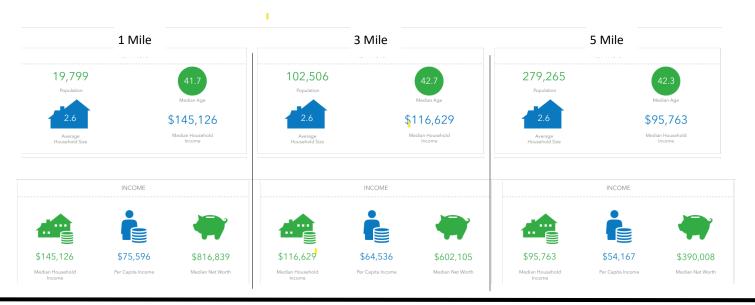
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#### Village of LaGrange

512 W Burlington Avenue, LaGrange, IL



Demographic Summary	2024	2029
Population	19,799	19,205
Households	7,352	7,303
Average Household Size	2.61	2.55
Families	5,247	5,196
Median Age	41.7	42.7
Median Household Income	\$145,126	\$162,586



#### **Downtown Events:**

Farmer's Market:

Each Thursday May through October

Craft Shows:

In July - One of top craft fairs held in the country

Fine Arts Show:

Summer event held steps away at the Stone Avenue Metra

**Holiday Events:** 

Including light show, Holiday Walk and Express Trolleys

Pet Parade:

Annual Tradition since the 90's

LaGrange Carnival

3 Metra Train Stops

Works Sited: STDB.com

512 Building on Burlington between Spring Ave and Waiola









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