

Commercial Investment For Sale

Downtown La Grange

512 W Burlington Avenue, La Grange, IL

Schulz
PROPERTIES, LTD.



512 W Burlington Ave.

FOR SALE

Becky Bossard 773.720.0703

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

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Aerial View



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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
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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
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Sales Price: \$2,950,000

Cap Rate: 8.34

This enclosed information is highly confidential and for the purpose for the prospective buyer and not used for any other purpose. Schulz Properties does not make any representations or warranties to the accuracy of the information contained herein. Buyer must verify the information and bears all risk for any inaccuracies.

Village of LaGrange

512 W Burlington Avenue, LaGrange, IL



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

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

1 Mile

19,799

Population



2.6

Average Household Size

41.7

Median Age

\$145,126

Median Household Income

3 Mile

102,506

Population



2.6

Average Household Size

42.7

Median Age

\$116,629

Median Household Income

5 Mile

279,265

Population



2.6

Average Household Size

42.3

Median Age

\$95,763

Median Household Income

INCOME



\$145,126

Median Household Income



\$75,596

Per Capita Income



\$816,839

Median Net Worth

INCOME



\$116,629

Median Household Income



\$64,536

Per Capita Income



\$602,105

Median Net Worth

INCOME



\$95,763

Median Household Income



\$54,167

Per Capita Income



\$390,008

Median Net Worth

Investment For Sale

512 Building on Burlington between Spring Ave and Waiola



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