

# For Sale

## Approx. 6,000 Sq. Ft. Restaurant Space 24 Calendar Avenue - LaGrange, IL

**Sale Price: \$925,000**

**Business and inventory not included - subject to offer**



- Vibrant downtown LaGrange location
- Part of Commercial Condo Association
- Built out kitchen with 17' hood
- Condo association dues: \$1,321 per month
- 2024 Real Estate Taxes paid in 2025:  
\$44,704.99  
PIN #18-04-125-054-1001

- Adjacent to Village parking lot
- C-1 Core Retail District
- Approx. 1,650 sq. ft. lower level storage/office with freight elevator access (not included in the square footage)
- Many potential uses
- Fully sprinklered

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2025 Households	8,338	41,707	112,513
2025 Population	23,274	112,335	308,153
2025 Avg HH Income	\$162,562	\$147,814	\$127,031



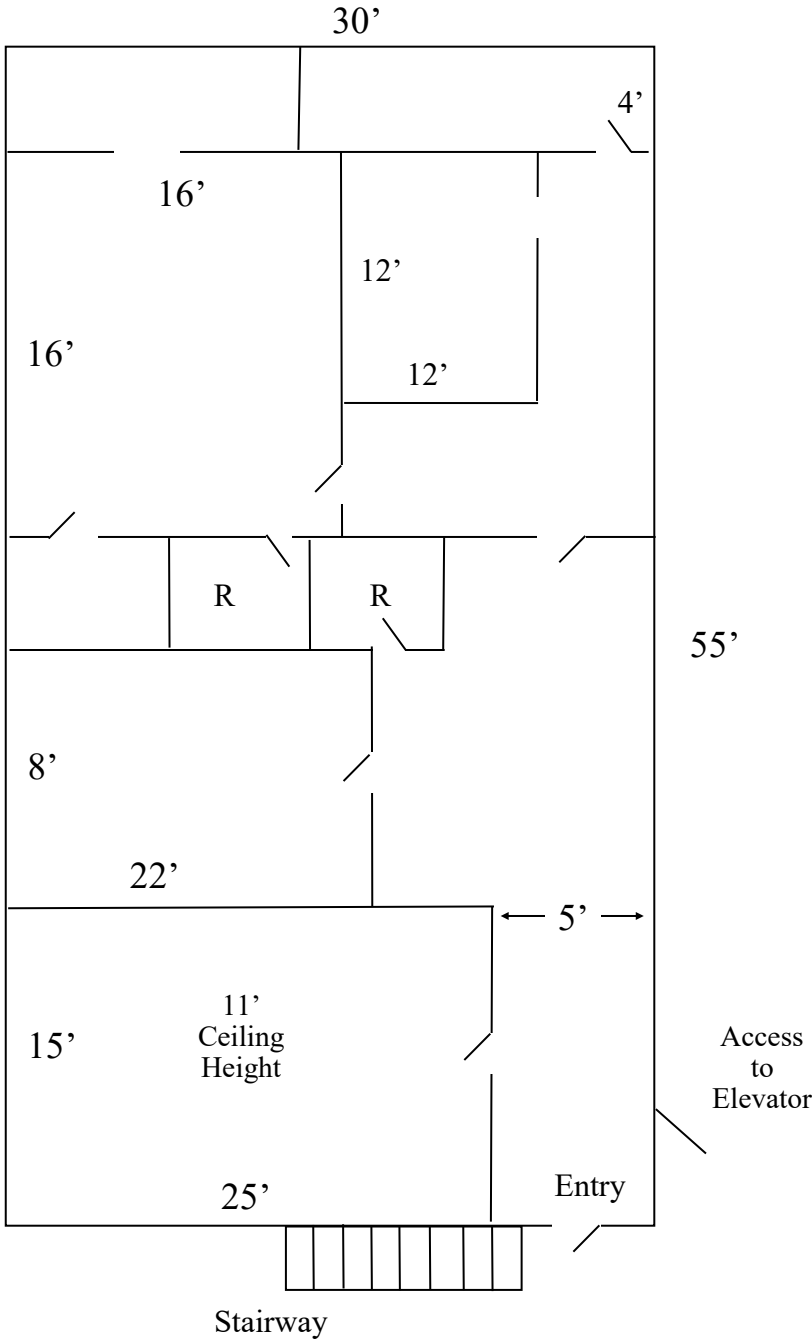
*Exclusively Offered by:*  
**Daniel Chopp**  
**(708) 387-2640**  
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All information herein is from sources deemed reliable but not guaranteed accurate.  
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# Lower Level Floor Plan 24 Calendar Avenue - LaGrange, IL

NOTE: DRAWING NOT TO SCALE.



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# Restaurant Photos

## 24 Calendar Avenue - LaGrange, IL



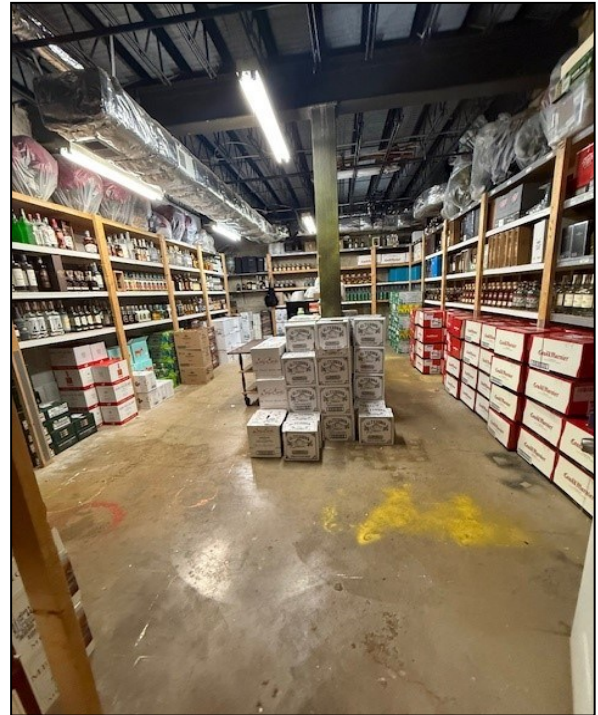
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# Lower Level Photos

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# Kitchen Photos

## 24 Calendar Avenue - LaGrange, IL



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