



Mixed Use MLS #: **12748394** List Price: **\$250,000**
Status: **NEW** List Date: **09/02/2026** Orig List Price: **\$250,000**
Area: **1301** List Dt Rec: **09/02/2026** Sold Price:
Address: **241 Marquette St , LaSalle, IL 61301**
Directions: **Rt 80 to LaSalle IL Rt 351; South to US Rt 6 (3rd St); one block from stop light**
List. Mkt Time: **2** Rented Price:
Closed Date: Contract:
Off Mkt Date: Concessions: Lease Price SF/Y:
Township: **LaSalle** Unincorporated: **No** Mthly. Rnt. Price:
Year Built: **1934** Built Before 78: **Yes** Ann. Passthru. \$/SF:
Zoning Type: **Commercial** PIN #: **1815320004** # of Stories: **1**
Actual Zoning: **C-3** County: **La Salle** Multiple PINs: **No**
Relist: Owners Assoc:
Lease Type:
Lease Terms -
Mixed Use:
Estimated Cam/Sf:
Est Tax per SF/Y:
Financing:

Lot Dimensions: **120x120x152x110x32**
Land Sq Ft: **17920** Apx. Total SF: **5256**
List Price Per SF: **\$47.56** Sold Price Per SF: **\$0**

Remarks: **MOVE-IN READY COMMERCIAL SPACE WITH HIGH VISIBILITY & CHARACTER! Former U.S. Post Office building offering over 5,200 SF of versatile commercial space on a prominent corner location along LaSalle's primary commercial corridor, US Rt 6, with approximately 6,000-8,000 vehicles passing daily. Convenient access to I-80 and I-39, with established businesses and local amenities nearby. The original U.S. Post Office lobby remains largely untouched, featuring marble flooring and the building's original postal boxes, offering a rare glimpse into the property's history. The office area includes multiple private offices with glass-front windows, designated cubicle/work areas, conference room, kitchen, break room, and multiple restrooms. The property offers operational flexibility by adding approximately 1,512 SF of additional garage space consisting of a 2-bay delivery dock & separate attached 2-stall heated garage. Below grade storage with high ceilings offers valuable flexibility for storage needs, ideal for inventory or equipment. Private on-site parking is complemented by additional public parking directly in front of the building. Located within LaSalle's TIF V Downtown District, this property presents an exceptional opportunity for an owner-user, professional office, service business, or other commercial venture seeking a highly visible location with substantial existing infrastructure. A property with this combination of visibility, functionality, history, and preserved original character is a rare find. Bring your business, because you can put the space to work immediately! Make this distinctive LaSalle property your own.**

Total # Units: **1** Total # Tenants:
Dishwashers: # Washers:
Disposals: # Fireplaces:
Office SqFt: Manufacturing SqFt:

Total # Apartments: **0** Total # Offices: **8** Total # Stores: **0**
Dryers: W/D Leased?: # Ranges:
Refrigerators: # Window AC:
Retail SqFt: Warehouse SqFt: Other SqFt:

Approx Age: **New Rehab**
Type Ownership:
Frontage/Access:
Current Use: **Commercial, Office and Research, Other, Office, Professional Service**
Potential Use: **Commercial, Office and Research, Retail, Other, Call Center, Financial Services, Law Firm, Office/Retail**
Client Needs:
Client Will:
Known Encumbrances: **Other**
Location: **Central Business District, Corner, In City Limits, High Traffic Area**
Geographic Locale: **Southwest Suburban, Central Illinois**
Construction:
Exterior:
Foundation: **Brick, Concrete**

Roof Structure:
Roof Coverings:
Docks/Delivery: **Common**
Misc. Outside:
Parking Spaces: **12**
Indoor Parking: **Attached**
Outdoor Parking: **6-12 Spaces, Paved, Private Lot, Parking-Street**
Parking Ratio:
Misc. Inside: **Air Conditioning, Common Lunchroom/s, Common Meeting Room/s, Private Restroom/s, Storage Inside, Basement**
Floor Finish: **Carpet, Concrete, Marble, Varies, Wood**
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air**
Fire Protection: **Fire Extinguisher/s**

Water Drainage:
Utilities To Site: **Water-Municipal, Sewer-Public**
Tenant Pays:
Equipment:
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession: **Closing**

Gross Rental Income: **\$0**
Gross Rent Multiplier: **0**
Total Annual Expenses:
Annual Net Operating Income:
Total Monthly Income: **\$0**
Real Estate Taxes: **\$11,718**

Expense Source:
Net Operating Income Year:
Total Annual Income: **\$0**
Tax Year: **2025**
Expense Year:
Cap Rate:

Fuel Expense (\$/src): **\$0/Broker Projection**
Electricity Expense (\$/src): **\$0/Broker Projection**
Water Expense (\$/src): **\$0/Broker Projection**
Scavenger Expense (\$/src): **\$0/Broker Projection**
Insurance Expense (\$/src): **\$0/Broker Projection**
Other Expense (\$/src): **\$0/Broker Projection**

Broker: **Blackhawk Brokerage LLC (29349) / (815) 252-2345**
List Broker: **Ellen Credi (273212) / sellinellen1@hotmail.com**
CoList Broker:

More Agent Contact Info: