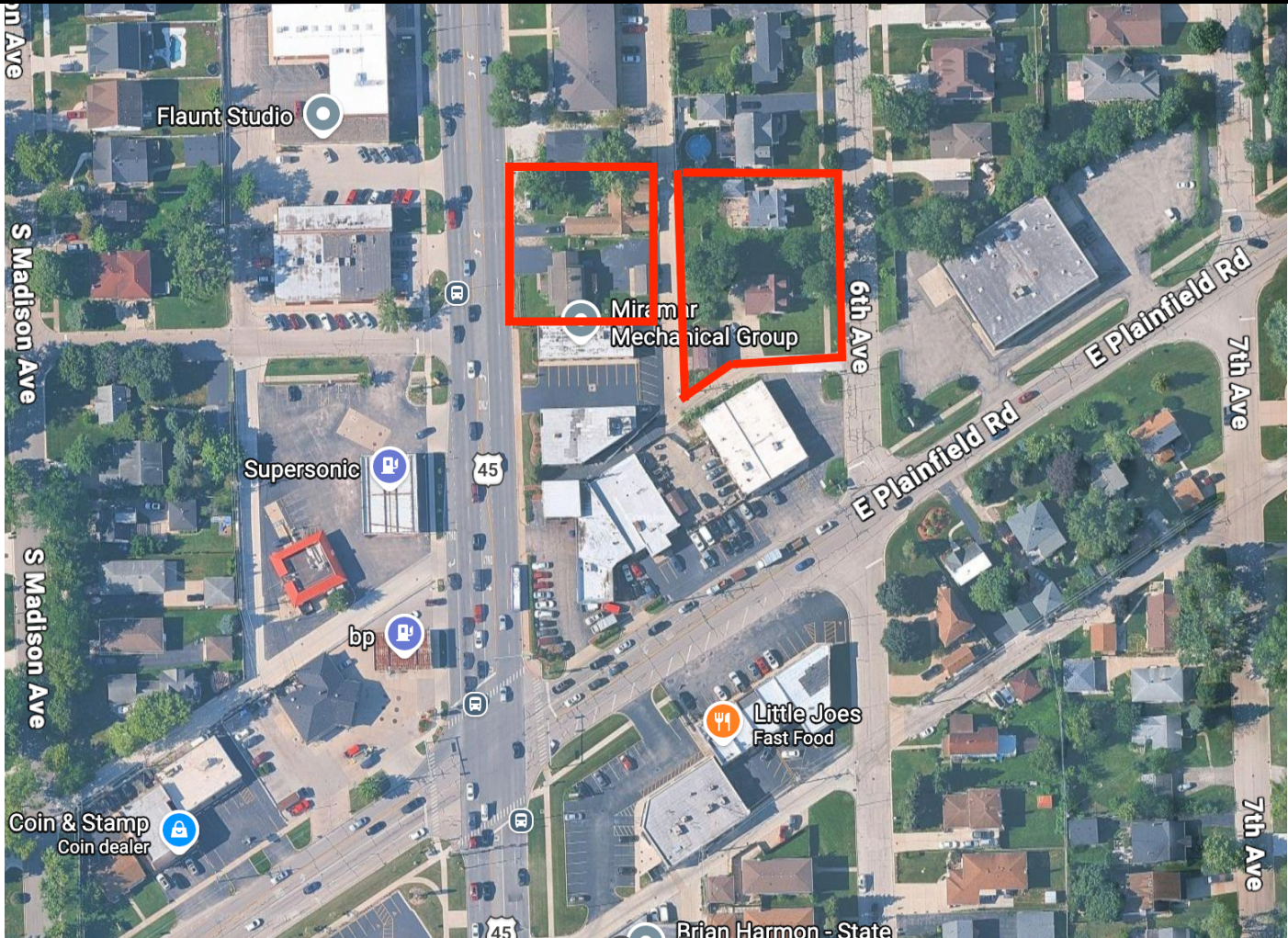




AERIAL PHOTOGRAPH (GOOGLE MAPS) WITH APPROXIMATE ASSEMBLAGE BOUNDARY OUTLINED BY OWNERSHIP – ILLUSTRATIVE ONLY, NOT CONFIRMED BY SURVEY

1041 & 1043 S. LA GRANGE RD. / 1046 & 1050 6TH AVE. ASSEMBLAGE

A Versatile ±0.86-Acre Redevelopment Site on South La Grange Road

±0.86 AC	\$2,700,000	4	24,400
SITE AREA	ASKING PRICE	PARCELS	VEHICLES / DAY

Four contiguous parcels – 1041 & 1043 S. La Grange Rd. (zoned C-3) and 1046 & 1050 6th Ave. (zoned R-4) – are offered together as an assembled redevelopment site on South La Grange Road. The site is currently improved with residential rental structures and is offered for redevelopment, with flexibility for commercial, mixed-use, or other concepts consistent with the site's zoning and applicable Village review.

SITE FACTS

- Frontage on South La Grange Road and 6th Avenue
- Corner-adjacent location near Plainfield Road
- Existing improvements: four residential rental structures (7 units total)
- Zoning: C-3 (La Grange Rd. parcels) and R-4 (6th Ave. parcels)

REDEVELOPMENT FLEXIBILITY

- Commercial or retail use, single or multi-tenant
- Mixed-use potential (ground-floor commercial with residential above)
- Alternative smaller-footprint concept with drive-thru (Special Use Permit required)

Entitlement status: The two 6th Avenue parcels are currently zoned residential (R-4) and would require rezoning to a commercial classification to support a unified redevelopment. Any purchase and redevelopment is contingent on Village of La Grange approval, which has not yet occurred; no formal application has been submitted. A drive-thru use would additionally require a Special Use Permit.

This flyer is provided for discussion purposes only and does not constitute an offer. All information is derived from sources believed reliable but is not warranted and is subject to buyer's independent verification and due diligence, including zoning, entitlements, survey, and construction costs. © 2026. Prepared by Michelle Falesch, Broker, Keller Williams Infinity.