

La Grange

Restaurant commercial condo in downtown near Metra station for sale.

24 Calendar Ct., La Grange, IL



Property Description

Large commercial condo available in bustling downtown LaGrange. Right in the middle of all the best dining and shopping, steps from the Metra Station and a large village run parking lot. Current occupant is a restaurant that has operated in this space for over twelve years.

| | | | |
|------------------------|--------------------------------|---------------|---------|
| Purchase Price: | \$1,099,000 (Real Estate Sale) | Op Ex: | \$2,146 |
| Size: | 5,300 SF | Zone: | C-1CR |
| Property Taxes: | \$47,872.59 (2020) | Lease: | — |

For additional information or to schedule a showing, contact:

| | | | |
|-------------|----------------------|---|---|
| Georg Simos | 312-575-0480 Ext. 13 | — | — |
| | 773-294-4065 (Cell) | — | — |
| | georg@kudangroup.com | — | — |

No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

| Population | 2 mile | 5 mile |
|----------------------------|--------|---------|
| 2010 Population | 61,627 | 296,688 |
| 2021 Population | 59,751 | 290,336 |
| 2026 Population Projection | 58,759 | 286,114 |
| Annual Growth 2010-2021 | -0.30% | -0.20% |
| Annual Growth 2021-2026 | -0.30% | -0.30% |

Households

| | | |
|---------------------------|--------|---------|
| 2010 Households | 23,272 | 110,387 |
| 2021 Households | 22,535 | 107,603 |
| 2026 Household Projection | 22,151 | 105,937 |

Income

| | | |
|-------------------------|-----------|-----------|
| Avg. Household Income | \$134,526 | \$112,282 |
| Median Household Income | \$106,794 | \$83,033 |

Source: Costar

Nearby Businesses

| | |
|------------------|------------------------|
| Aurelio's Pizza | Blueberry Hill |
| Sushi Ukai | Marco's Kitchen |
| The Elm | Sweet Sensation Bakery |
| Nickson's Eatery | Pazzo Bene |

Location: La Grange

A vibrant village, La Grange feels unexpected. Downtown La Grange and its charming West End are alive with activity. The wide sidewalks are lined with specialty boutiques, coffee shops and outstanding restaurants. La Grange is "everyone's downtown" and an award-winning destination in the western suburbs, regularly featured in publications such as West Suburban Living and Chicago Magazine, including a Best Downtown designation. Road and Town Hall Road in unincorporated Wasco, which has since been incorporated into the Village of Compton Hills, Kane County, Illinois.

-villageoflagrange.com

Map

On Calendar Ave. between South La Grange Rd. and south Ashland Ave.

