



DOWNTOWN LA GRANGE PARK COMMERCIAL SPACE

800 E 31st Street
La Grange Park, IL 60526

PEARSON
reality group



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800 E 31ST STREET
LA GRANGE PARK, IL 60526

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

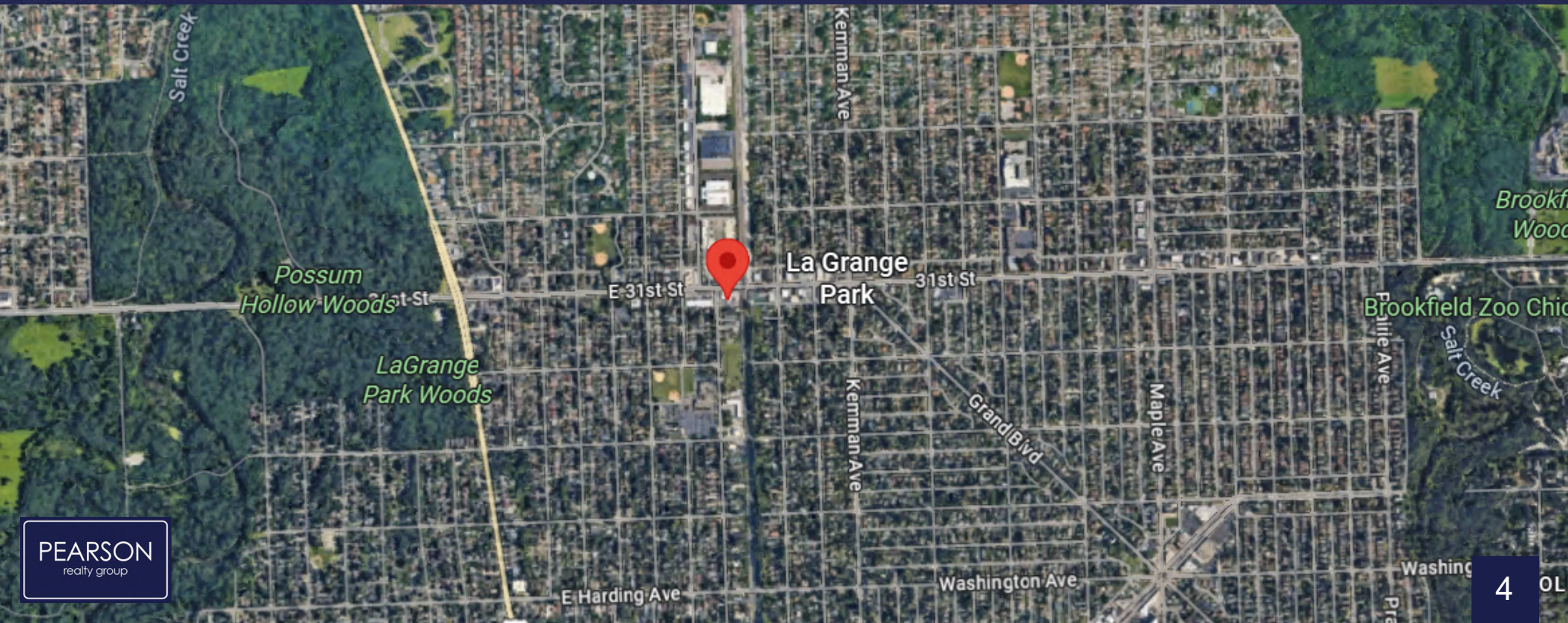
For Sale	\$1,850,000
For Lease	\$25 NNN PSF, NNN passthrough ~\$5.75 PSF
Type	Office/Retail
Zoning Type	C1 - Commercial
Building Size	±6,650 SF
Lot Size	±12,500 SF
Year Built	1949
Parking	Street & Municipal
# of Parking Spaces	6-12
Stories	1
Property Taxes	15-33-205-001-0000 — \$15,140.76 15-33-205-002-0000 — \$14,306.93

Exceptional & rarely available freestanding corner commercial building offering outstanding visibility and flexible space in La Grange Park. Currently home to the La Grange Park Antique Mall, the property features a rear loading dock, private on-site parking, and ample street parking. Inside, the building showcases exposed brick walls, soaring ceilings, concrete floors, exposed spiral ductwork, and two ADA-compliant restrooms. Commercial zoning supports a wide variety of retail, office, showroom, creative, and service uses, making this an excellent opportunity for both owner-users and investors. Sold and/or leased AS-IS. Owner is a licensed Managing Broker in the State of Illinois.



INVESTMENT HIGHLIGHTS

- ±6,650 SF freestanding commercial building on a ±12,500 SF corner lot.
- Flexible opportunity for an owner-user, investor, or tenant.
- C-1 commercial zoning accommodates a variety of retail, office, showroom, creative, and service-oriented uses.
- High-visibility corner location at 31st Street & Barnsdale Road.
- Private on-site parking with additional street parking available.
- Rear loading dock provides convenient access for deliveries and operations.
- Distinctive interior featuring exposed brick, soaring ceilings, concrete floors, and exposed spiral ductwork.
- Two ADA-compliant restrooms and central air conditioning.
- Available for sale or lease, providing flexibility for a range of occupancy and investment strategies.



LOCATION HIGHLIGHTS

- Prominent corner location at 31st Street & Barnsdale Road in La Grange Park.
- Excellent visibility along the 31st Street commercial corridor.
- Located within the established La Grange Park community.
- Convenient access to surrounding western suburban communities.
- Public transportation available in the surrounding area.
- Positioned in a high-traffic commercial location with strong accessibility.
- On-site and street parking provide convenient access for customers and employees.
- Well-suited for businesses seeking a recognizable freestanding presence in the western suburbs.



800 E 31ST STREET PHOTOS



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