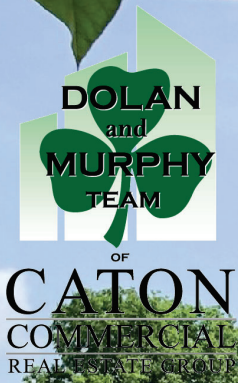


Mixed-Use Investment Property For Sale



# MIXED-USE INVESTMENT OPPORTUNITY

723-733 AURORA AVE. , AURORA, IL 60505

## MIXED-USE INVESTMENT OPPORTUNITY



### OFFERING SUMMARY

Sale Price:	\$1,750,000
Restaurant Building:	750 SF
Mixed-Use Building:	14,160 SF
NOI:	\$91,700
Lot Size:	1.07 Acres
Parcel Numbers:	15-15-429-010 15-15-429-027 15-15-429-028

### PROPERTY OVERVIEW

Property consists of a leased 750 SF Restaurant Building and a 14,160 SF Mixed-Use Building consisting of 12 one-bedroom residential units on the second floor and 4 commercial units on the main floor

### PROPERTY HIGHLIGHTS

- Great cash flow with major upside - below-market rents
- Zoning: B-3 (Business & Wholesale District)
- Occupancy: 88%
- Ample parking
- Improvements: Resurfaced parking lot in 2018, installed new windows and siding in 2020, and replaced roof in 2015
- Please contact broker for information regarding income and expenses

### LOCATION OVERVIEW

Excellent location 1 mile north of downtown Aurora. Located less than 2 miles south of I-88 and Route 31 interchange.

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVENUE, AURORA, IL 60506 // CATONCOMMERCIAL.COM

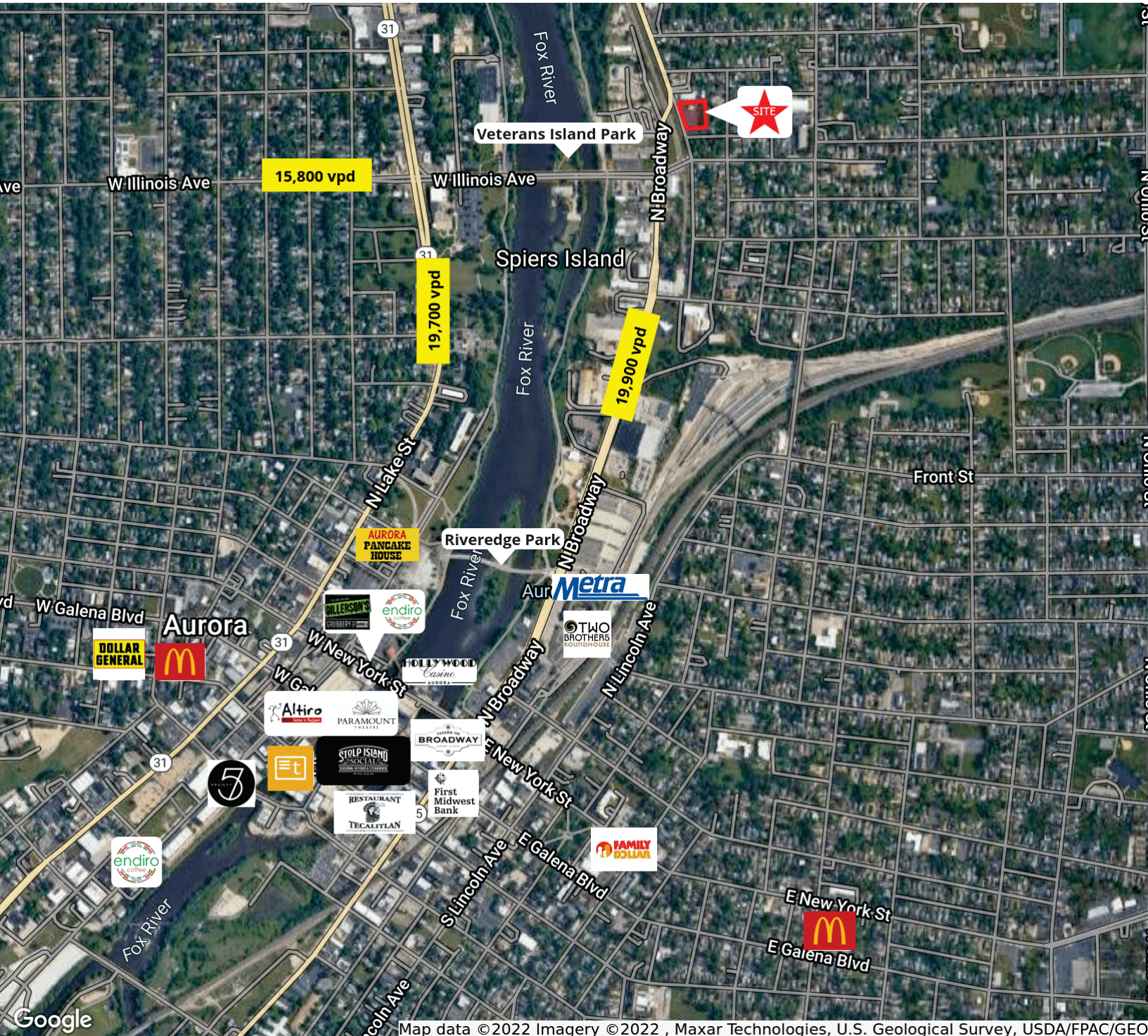
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# MIXED-USE INVESTMENT OPPORTUNITY



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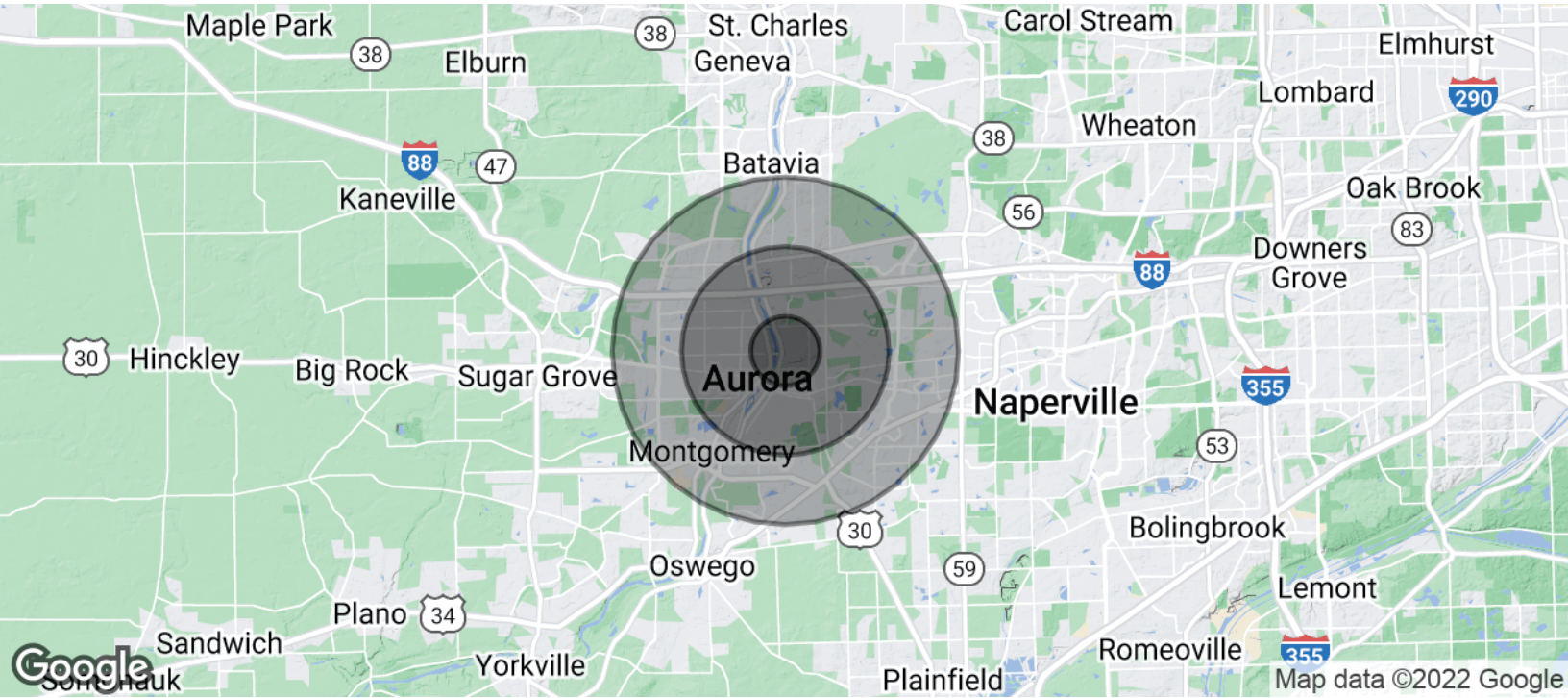
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## MIXED-USE INVESTMENT OPPORTUNITY



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,349	135,071	255,734
Average Age	32.0	33.8	35.1
Average Age (Male)	30.6	33.2	34.0
Average Age (Female)	34.8	34.7	36.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,799	45,386	89,368
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$62,886	\$77,381	\$91,554
Average House Value	\$210,165	\$209,207	\$234,614

\* Demographic data derived from 2020 ACS - US Census