



INDUSTRIAL PROPERTY FOR SALE IN DOWNTOWN AURORA



OFFERING SUMMARY

Sale Price: \$430,000

Lot Size: 0.32 Acres

Building Size: 8,224 SF

Zoning: M-1

PROPERTY OVERVIEW

8,224 SF Industrial Property for Sale in Downtown Aurora

PROPERTY HIGHLIGHTS

- Multi-unit industrial property each unit has a DID
- Units are currently leased with month to month tenants
- Taxes (2021): \$9,095.70

LOCATION OVERVIEW

Located in Downtown Aurora on S River St. in between E Benton St and North Ave.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,425	46,121	81,506
Total Population	24,064	148,655	249,059
Average HH Income	\$52,697	\$57,989	\$68,275



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Google

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