

Property For Sale



OF
CATON
COMMERCIAL
REAL ESTATE GROUP

DOWNTOWN AURORA PROPERTY

223 SPRING STREET, AURORA, IL 60505

DOWNTOWN AURORA PROPERTY



OFFERING SUMMARY

Sale Price: \$1,200,000

Lease Rate: \$1,500.00 per month
(Gross)
Fully rented

Lot Size: 1.54 Acres

Building Size: 1,136 SF

PROPERTY HIGHLIGHTS

- Great development site in up and coming downtown Aurora
- 1,136 SF Building on site fully leased
- 1.54 Acre parking lot
- 151 Existing parking space, 6 accessible
- Less than a 1/4 mile from River's Edge Park, Hollywood Casino, and the Paramount Theatre

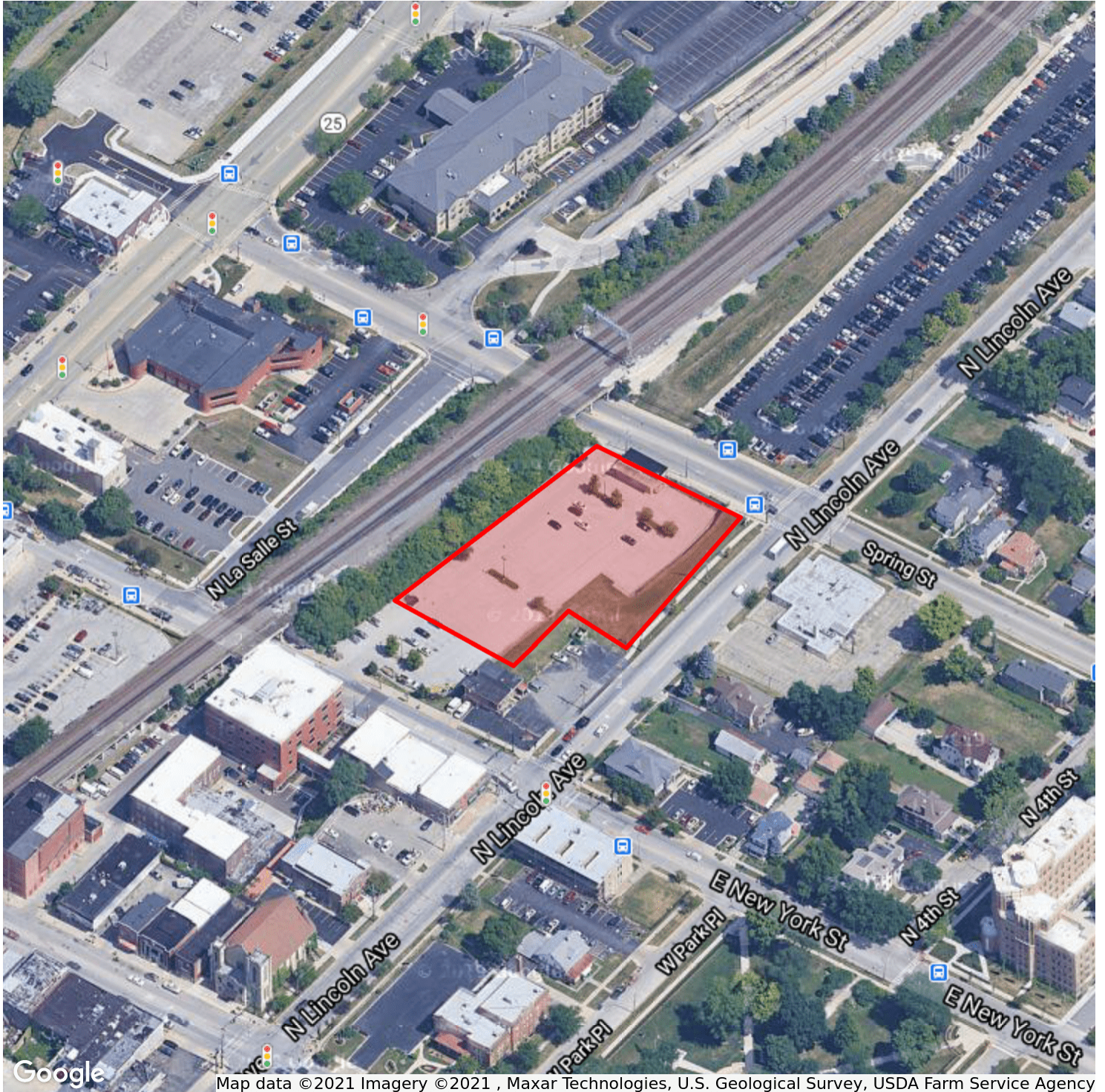
LOCATION OVERVIEW

Located next to Aurora Transit Center last stop of Metra train to and from Chicago. Less than a quarter-mile from RiverEdge Park (Aurora's outdoor music venue), Hollywood Casino & Paramount Theater.

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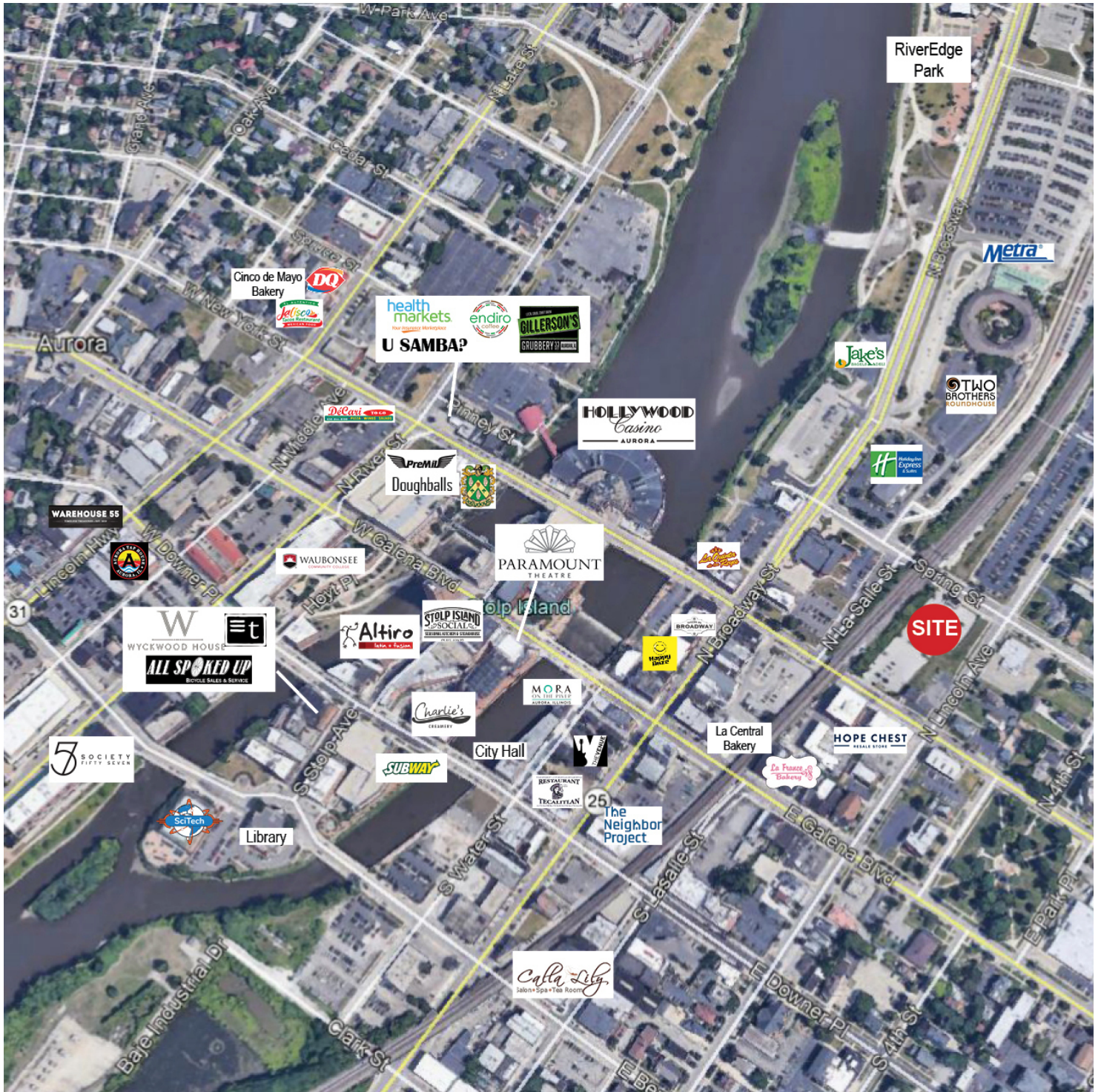
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