



# 325 S UNION ST

AURORA, IL 60505

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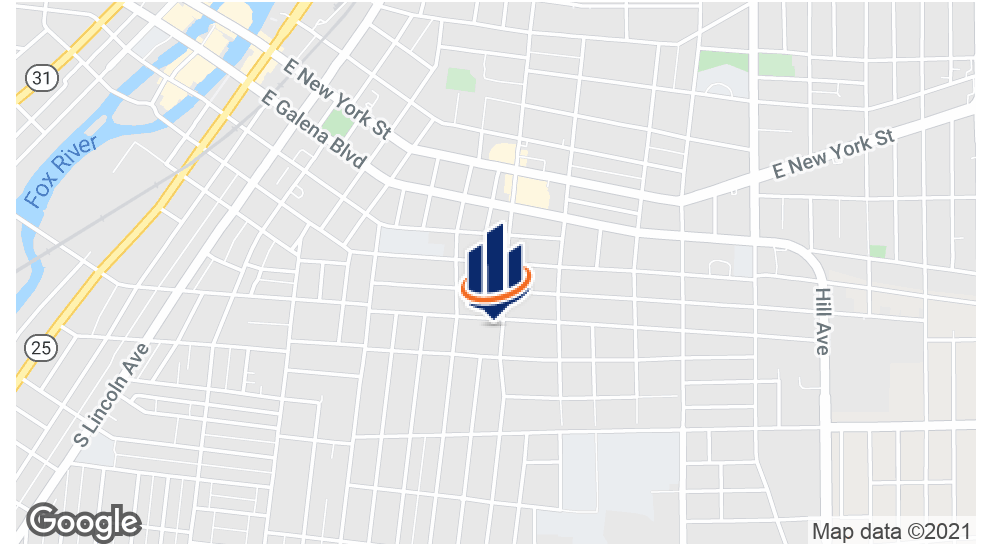
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	62,635 SF
Lot Size:	1.38 Acres
Price / SF:	\$23.95
Year Built:	1913
Zoning:	R-2 [Special Use]
APN:	15-27-278-021

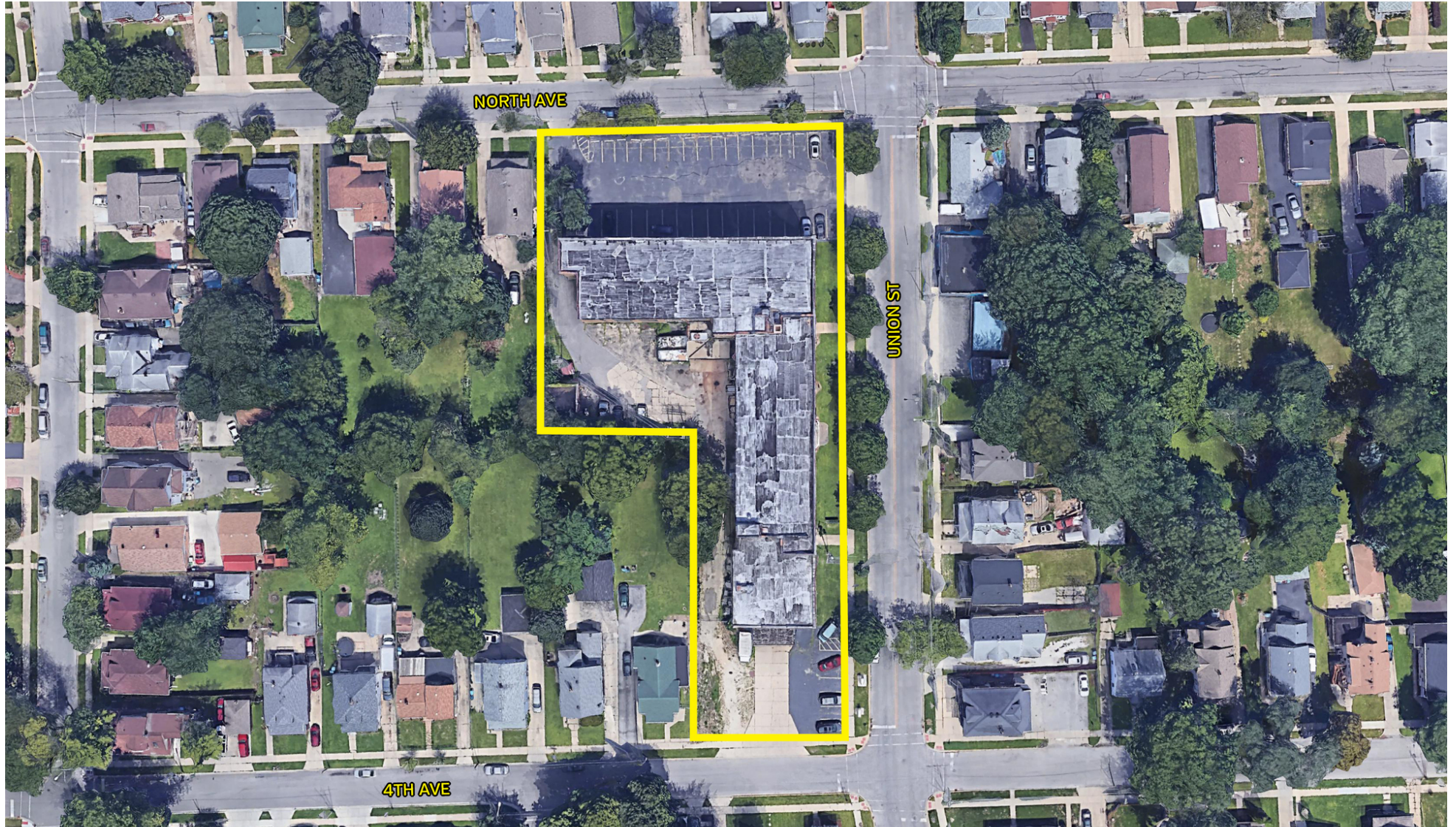
## PROPERTY OVERVIEW

SVN Chicago Commercial, as exclusive agent for ownership, is pleased to offer 325 South Union Street. Constructed in 1913, 325 South Union Street ("The Property") is a 62,635 square foot loft warehouse asset with 47,945 square feet above grade located within an Opportunity Zone in Aurora, IL. The Property's structure and location provide investors an opportunity to convert the asset to self-storage or multifamily use with a zoning change. In addition, current available space can accommodate users looking to build a space perfect for their needs while creating equity instead of paying rent.

## LOCATION OVERVIEW

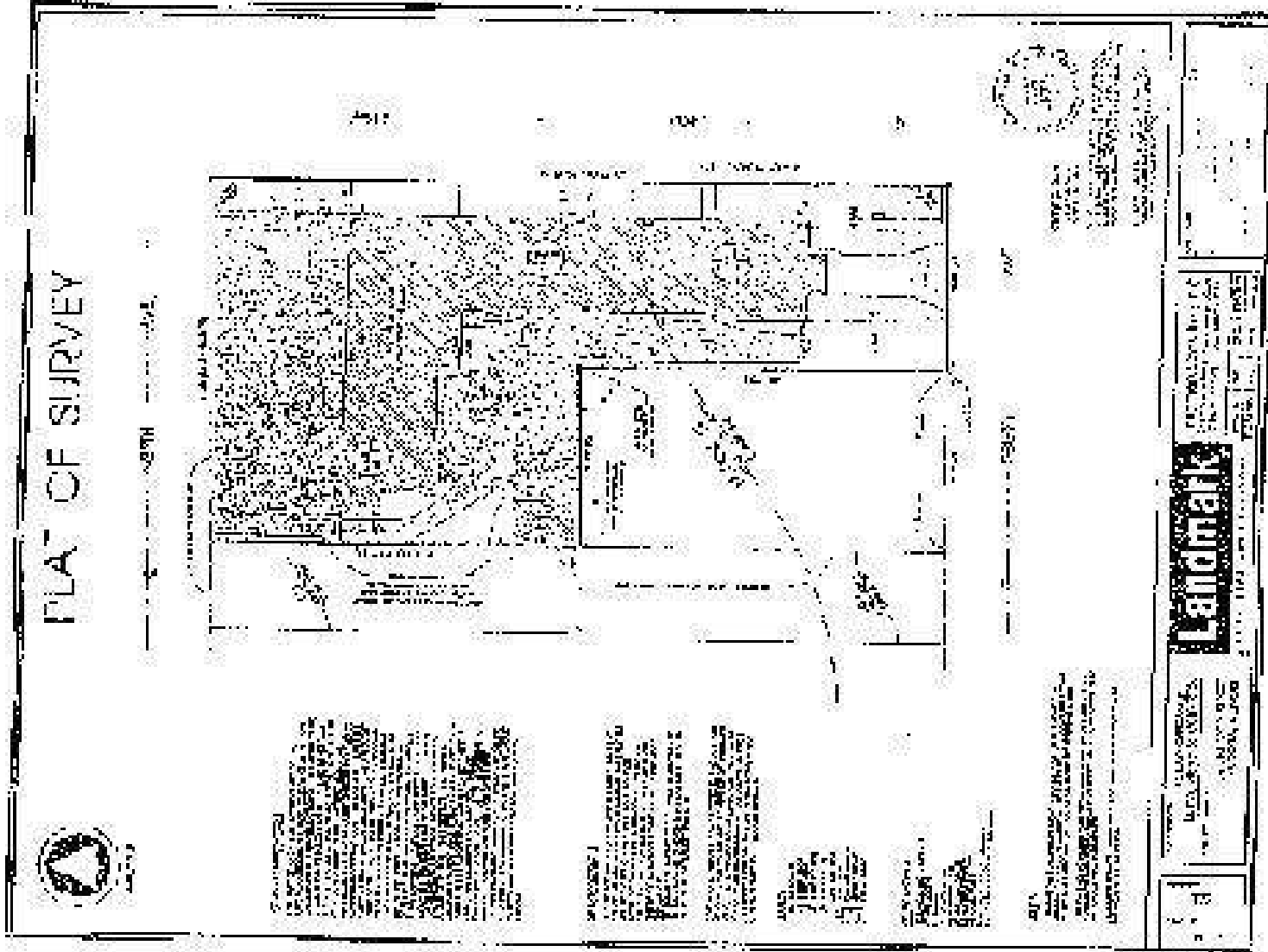
Situated along Union Street and North Avenue in Aurora, IL near the Fox River, 325 South Union Street is conveniently located adjacent to numerous single family homes. Nearby retailers include McDonald's, Dunkin' Donuts, Dollar Tree, T-Mobile, KFC, Aldi, and Burger King. Also, The Property is located near Hollywood Casino and Phillips Park.

# Site Aerial



# Retailer Map





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