



Bus / Bus w/Real Est
 Status: **ACTV**
 Area: **507**
 Address: **1349 E New York St , Aurora, IL 60505**
 Directions: **Corner of E New York street and Farnsworth across from the Burger King and across from the KFC**

MLS #: **12484727**
 List Date: **09/30/2025**
 List Dt Rec: **09/30/2025**

List Price: **\$650,000**
 Orig List Price: **\$650,000**
 Sold Price:

Year Built:
 Zoning Type: **Commercial**
 Actual Zoning: **C**

Waterfront: **No**
 Lease Type: **N/A**

Lot Dimensions: **19,166.40**
 Land SF: **19166**
 Lot Size SF: **County Records**
 Lot Size Src: **County Records**
 Mobility Score: **?**

Lst. Mkt. Time: **23**
 Contract:
 Concessions:
 Unincorporated: **No**

Stories: **1**
 Unit SF: **1392**

Lease Exp.:

Appx. Bldg SF: **1392**
 Appx. Bsn SF: **1392**
 List Price Per SF: **\$466.95**

Rented Price:
 Lease SF/Y:
 Mthly. Rnt. Price:
 Contingency:
 County: **Kane**
 PIN #: **1523481035**
 Multi PINs: **No**
 Real Est. Incl: **Yes**
 Relist:

Estimated Cam/Sf:
 Est. Tax per SF/Y: **\$139**
 Sold Price Per SF: **\$0**

Remarks: **Well-established auto repair business with real estate included! Thriving 2-bay shop in Aurora with over 39 years of proven success and excellent visibility on a high-traffic corner{ Across from KFC & Across the Burger King} averaging 24,000+ vehicles daily. This corner is one of the most highly trafficked and visible locations in the city. Turnkey operation includes 2 bays with lifts, two 14,000-lb hoists, 2 air compressors, strut compressor, 20-ton press, 3-inch pipe bender, grinder, 2 vises, 1 Transmission Jack, 2 Airline hose reels, 1 cutting torch line with reel, 1 MIG Welder and additional specialty shop equipment (small hand tools excluded). Business has a strong reputation, loyal customer base, and steady profitability, making it a low-risk investment with growth potential. Property is approx. 0.44 acre with 25+ parking spaces, newer roof (2 yrs), office heater (1 yr), LED lights, updated security system, and newer blacktop in front and large rear lot. Two furnaces in shop (1 connected). Rare opportunity to own both a successful business and real estate in one package! Call Today!**

Financial Information

| | | |
|--|---|--|
| Type Ownership: Individual | Misc. Outside: Security System | Seating Capacity: 1-10 |
| Frontage Acc: City Street, Signal Intersection, Paved | Misc. Inside: Air Conditioning, Other | Sale Price Includes: Land, Building, Business, Equipment, Inventory |
| Current Use: Commercial, Automotive | # Parking Spaces: 25 | Air Cond.: Partial, Window Unit/s |
| Potential Use: Commercial | Indoor Parking: | Electricity: Other |
| Client Needs: Cash | Outdoor Parking: 19-30 Spaces | Heat/Ventilation: Gas, Forced Air 90+, Unit Heater |
| Client Will: Other | Parking Ratio: | Utilities To Site: Electric to Site, Gas to Site, Water-Municipal, Sewer-Public |
| Amenities: Lighting/Exterior | Business Name: Dad and Mom | Business Pays: Air Conditioning, Common Area Maintenance, Electric, Heat, Real Property Taxes, Insurance, Repairs & Maintenance, Roof |
| Known Encumbrances: None Known | # Full Time Emp: | HERS Index Score: |
| Location: Corner, High Traffic Area | # Part Time Emp: | Green Disc: |
| Lot Size: .25-.49 Acre | Business Age: 11+ Years | Green Rating Source: |
| Construction: Concrete Block, Wood Frame | Business Type: Automotive-Service | Green Feats: |
| Roof Coverings: Shingle Composition | Food/Bev Type: | Proprietary Info: Legal Description, Tax Bill |
| | Type Ownership (Bus): Individual, Family | Sale Terms: Conventional, Other |
| | Current Owner: 11+ Years | Possession: Closing |
| | Living Quarters: None | |

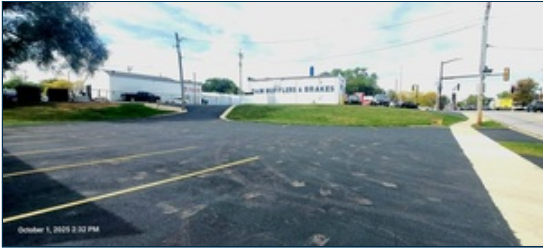
| | <u>Annual Amount</u> | <u>Year</u> | <u>Source</u> | | <u>Annual Amount</u> | <u>Year</u> | <u>Source</u> |
|---------------------------|----------------------|-------------|------------------|------------------------------|----------------------|-------------|------------------|
| Gross Sales: | \$0 | 0 | Owner Projection | Annual Rent for Real Estate: | \$0 | 0 | Owner Projection |
| Cost of Goods Sold: | \$0 | 0 | Owner Projection | Inventory: | \$0 | 0 | Owner Projection |
| Gross Profit: | \$0 | 0 | Owner Projection | Real Estate Taxes: | \$4,767.36 | 2024 | Actual |
| Total Operating Expenses: | \$0 | 0 | Owner Projection | Gross Payroll: | \$0 | 0 | Owner Projection |
| Net Profit: | \$0 | 0 | OP | Sales Taxes: | \$0 | 0 | Owner Projection |
| Adjusted Net Income: | \$0 | 0 | Owner Projection | | | | |

Operating Expense Includes: **Other**

Broker: **Century 21 Circle - Aurora (306) / (630) 897-4114**
 List Broker: **Martha Corral, AHWD (310403) / (630) 989-7036 / marthacorral1@gmail.com**
 CoList Broker: **More Agent Contact Info: 630-989-7036**

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MLS #: 12484727 Prepared By: Martha Corral, AHWD | Century 21 Circle - Aurora | Cell: (630) 989-7036 | Email: marthacorral1@gmail.com | 10/22/2025 07:29 PM



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