

930 W Illinois Ave

Aurora, IL 60506

STREET RETAIL FOR SALE

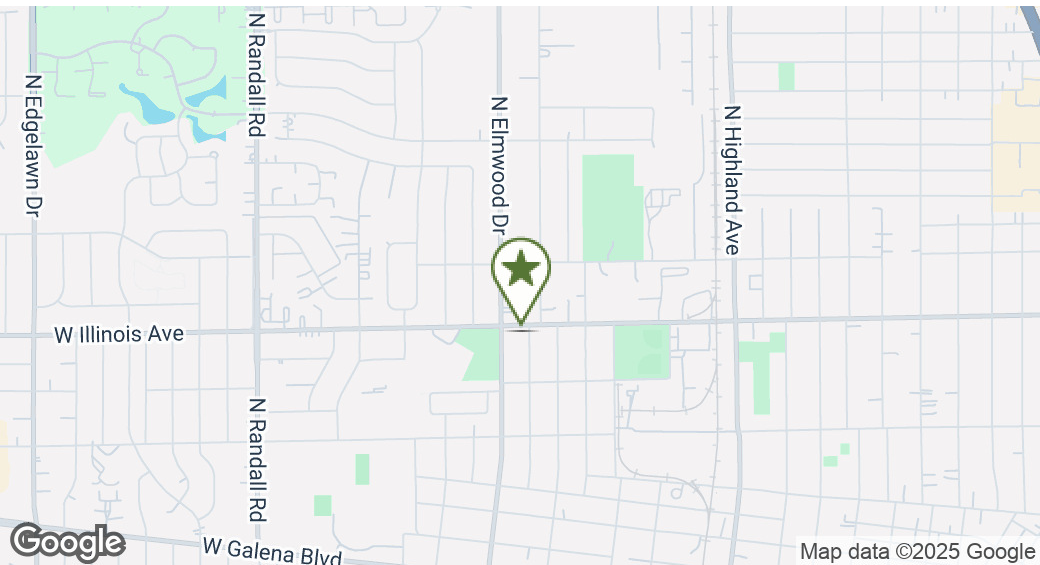


john
greene
COMMERCIAL

930 W Illinois Ave | Aurora, IL 60506

STREET RETAIL FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$580,000
Lot Size:	0.36 Acres
Year Built:	1963
Building Size:	1,500 SF
Zoning:	B-2
2024 Taxes:	\$11,831

PROPERTY OVERVIEW

Freestanding 1,500± SF restaurant building situated on a 0.36± acre lot along West Illinois Avenue in Aurora. Originally built in 1963, the property is currently operated as an authentic taqueria and features indoor dining, outdoor seating, and on-site parking. The sale includes the real estate and existing furniture, fixtures, and equipment (FF&E). The operating business may also be included for an additional consideration if desired.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	453	1,233	6,452
Total Population	1,491	4,034	19,719
Average HH Income	\$85,878	\$83,801	\$90,863

Shawn LaBrasseur
ShawnLaBrasseur@johngreenecommercial.com
630.797.6496

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



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PLAT OF SURVEY

OF
LOTS 1, 4 AND 5 IN BLOCK 4 OF WEST
PARK ADDITION TO AURORA, IN THE CITY OF
AURORA, KANE COUNTY, ILLINOIS,
CONTAINS 15,828 SQ. FT.

1"=30'

Legend

- Property Boundary
- Fence Line
- Guard Rail
- Found Survey Marker
- Set Survey Marker
- Utility Pole
- Found Distance

Illinois Avenue

Howard Avenue

Found 4" Metal Sleeve

Set Mag Nail

151.88' 133.00' (N)

69.12'

120.00'

33.0'

End of Chainlink Fence 0.2' W

Guard Rail 0.8' E

Guard Rail 6.2' N 1.2' E

Chainlink Fence Corner 0.2' N 0.2' W

Set Iron Pipe

End of Wood Fence & Guard Rail 1.7' N 3.3' E

End of Wood Fence 0.2' W 2.3' E

Dumpster Area

132.00' (N)

131.88'

133.00'

69.12'

33.0'

End of Chainlink Fence 0.4' N 0.8' W

Found Iron Pipe 0.1' S 0.5' W

STATE OF ILLINOIS }
COUNTY OF KENDALL }SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL AT OSWEGO, ILLINOIS THIS 27TH DAY OF MARCH, 2017.

L.A. Doeg

LESLIE ARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38233
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2018

PROFESSIONAL LAND SURVEYOR
LESLIE ARON DOOGS
035-003833
OSWEGO
ILLINOIS
STATE OF ILLINOIS

JADE SURVEYORS LLC
License No. 154008222
304 Orchard Ave.
Oswego, IL 60543
(630) 988-7230

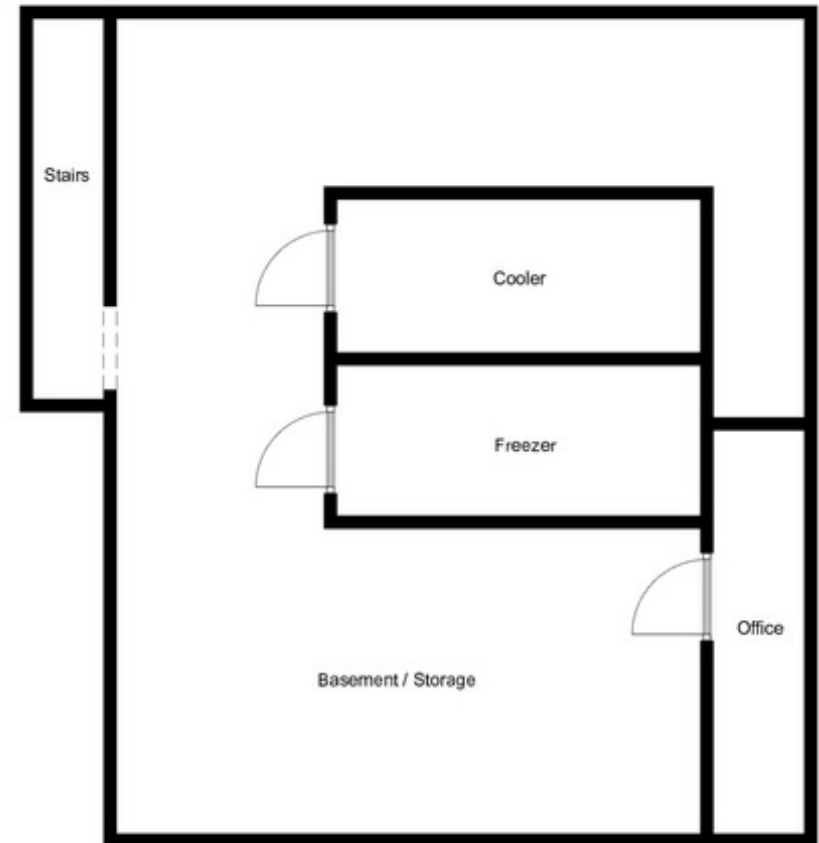
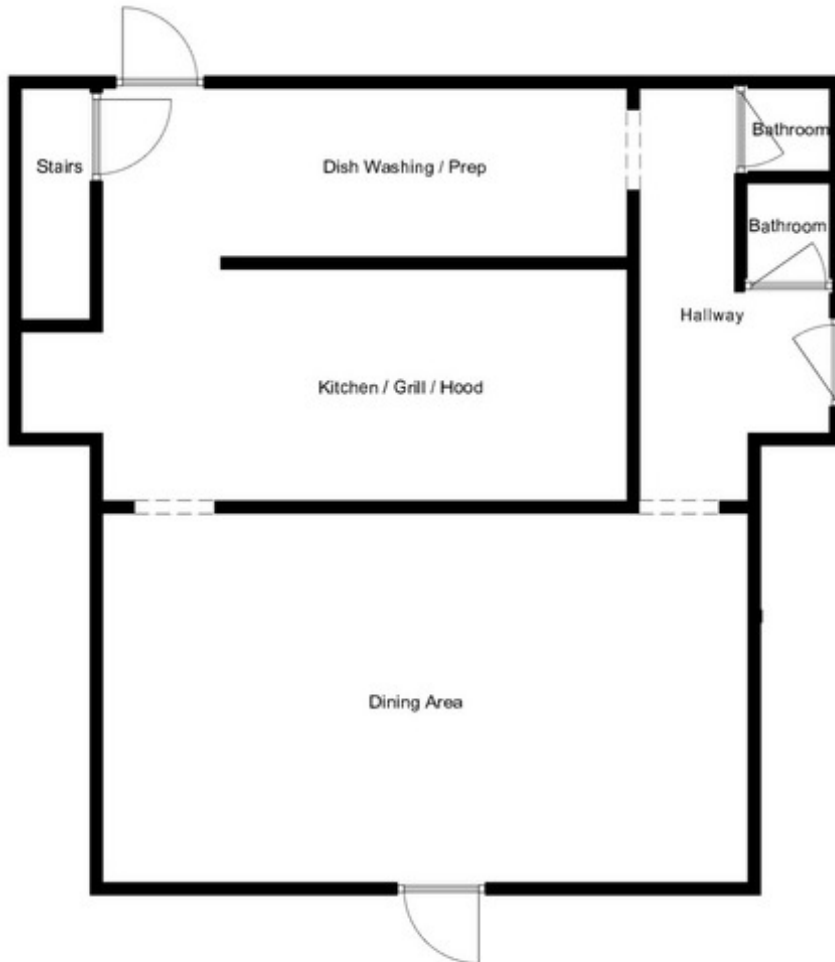
Client: Metrow & Associates

File No: 50697

PhotoScan de Google Fotos

The logo for John Greene Commercial, featuring the name "john greene" in a white serif font and "COMMERCIAL" in a smaller, white, all-caps sans-serif font, set against a dark green background.

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Floor Plan

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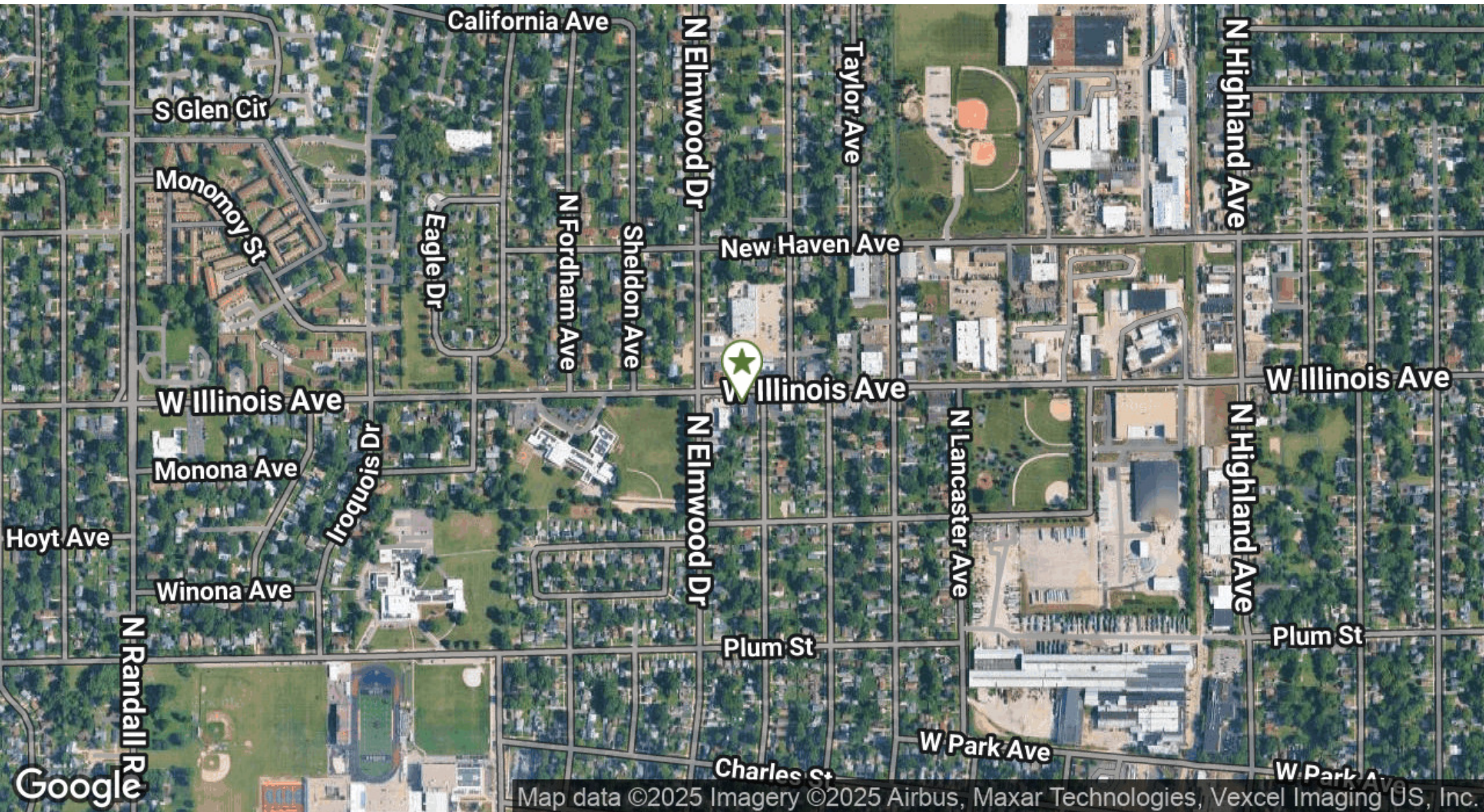
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