

For Sale

28-42 West New York Street, Aurora, IL 60506

PRICE REDUCTION - Restaurant/Banquet Facility In Downtown Aurora



Property Description

Building contains 20,460 +/- SF Above Grade and 14,080 +/- SF Below Grade in a Walk-Out Finished Basement Area

Location Description

Located in the heart of Downtown Aurora just off the west bank of the Fox River

Property Highlights

- Building is currently separated into four units
- Majority of the first floor is a restaurant/tavern, with a 500 +/- SF vacant space on the far east end of the building
- Second floor is an approximately 6,380 +/- SF banquet space in conjunction with the first-floor restaurant and tavern areas
- Basement level is leased to a haunted house
- New roof and HVAC units installed in 2024

Offering Summary

Sale Price:	\$2,995,000 \$2,550,000
Lot Size:	0.33 Acres
Building Size:	20,460 SF
Zoning:	DC - Downtown Core

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	7,545	36,780	80,253
Total Population	23,905	111,735	235,130
Average HH Income	\$77,876	\$90,231	\$114,121

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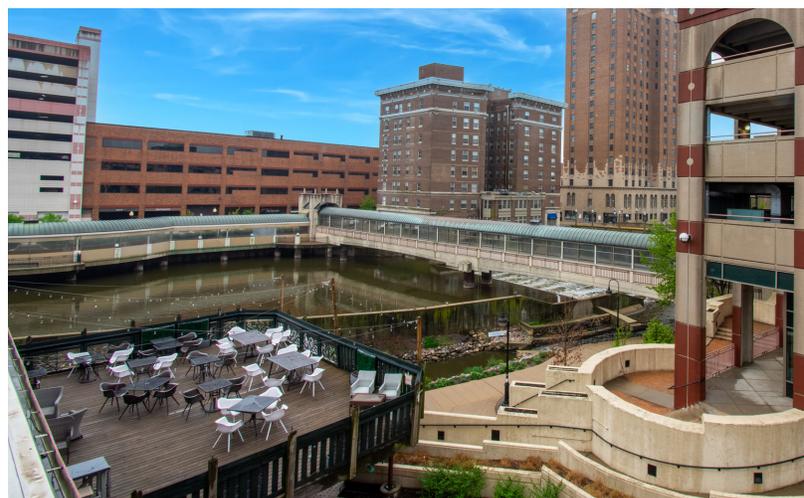
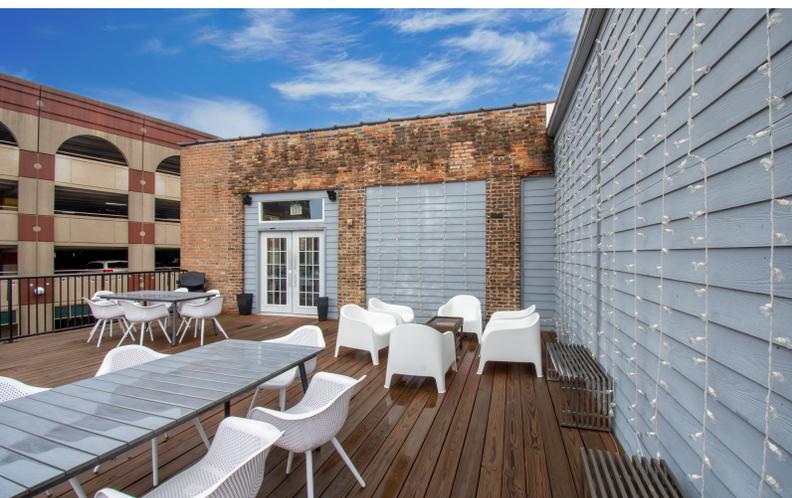
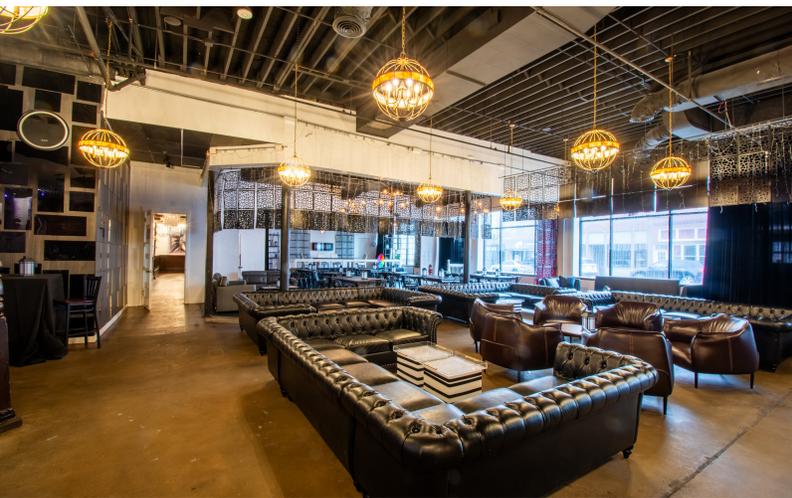
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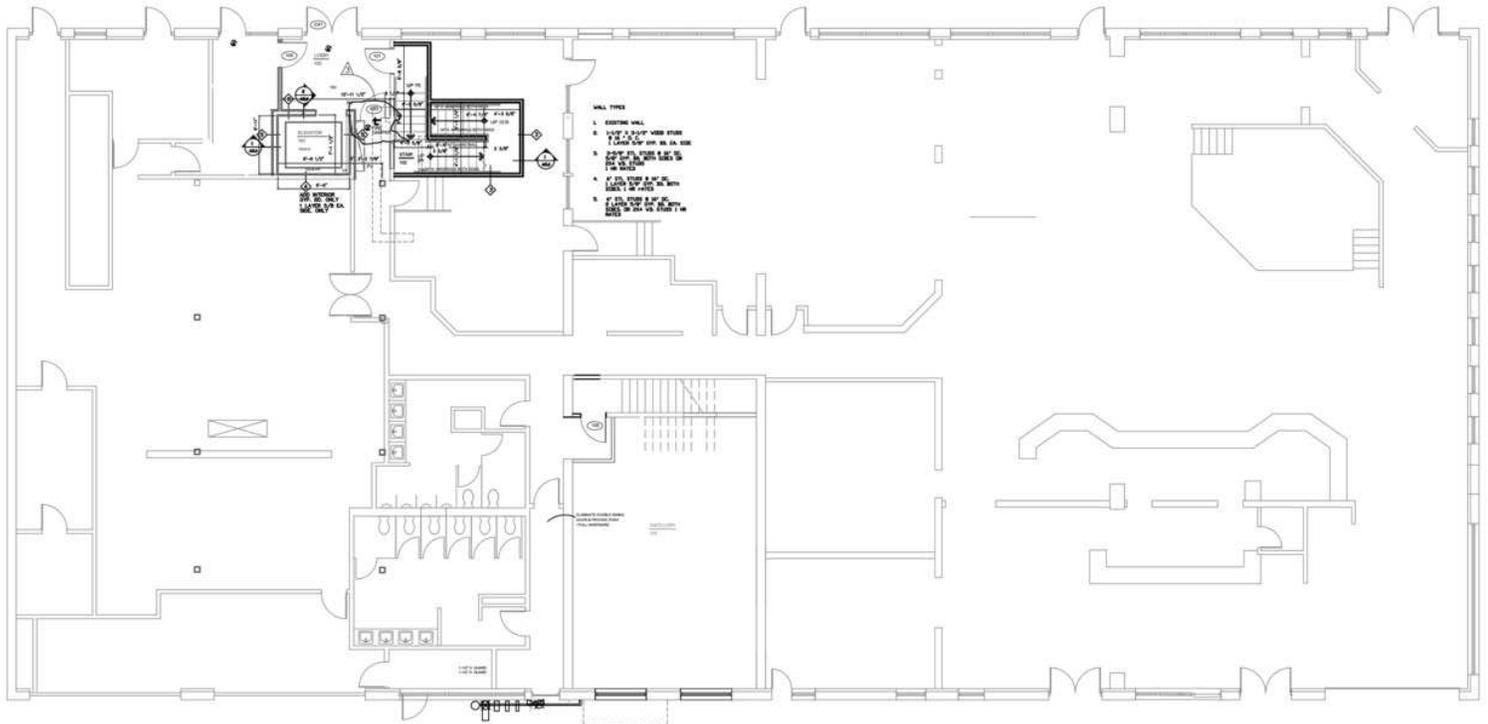
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 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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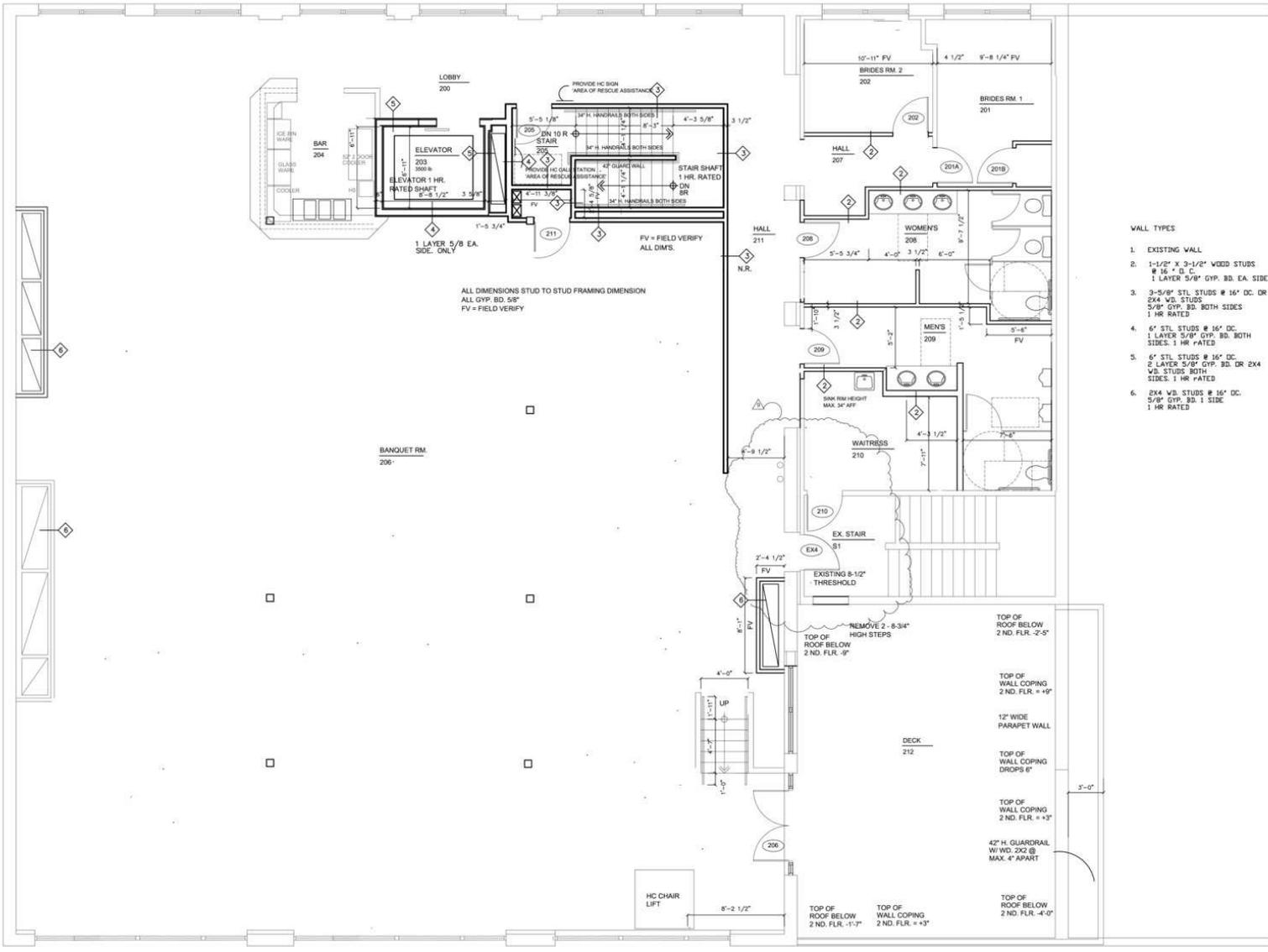
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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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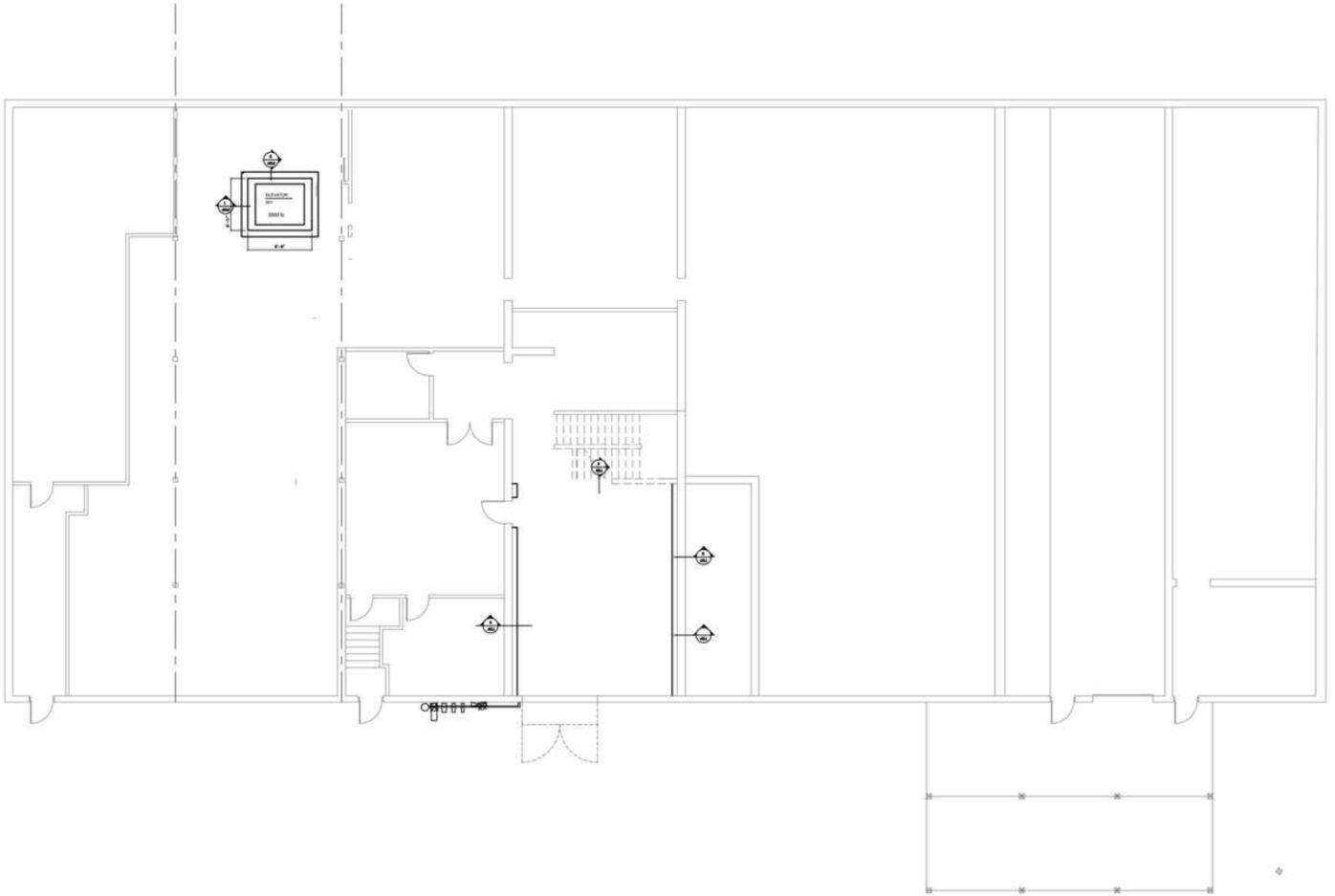
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⊕ LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0"

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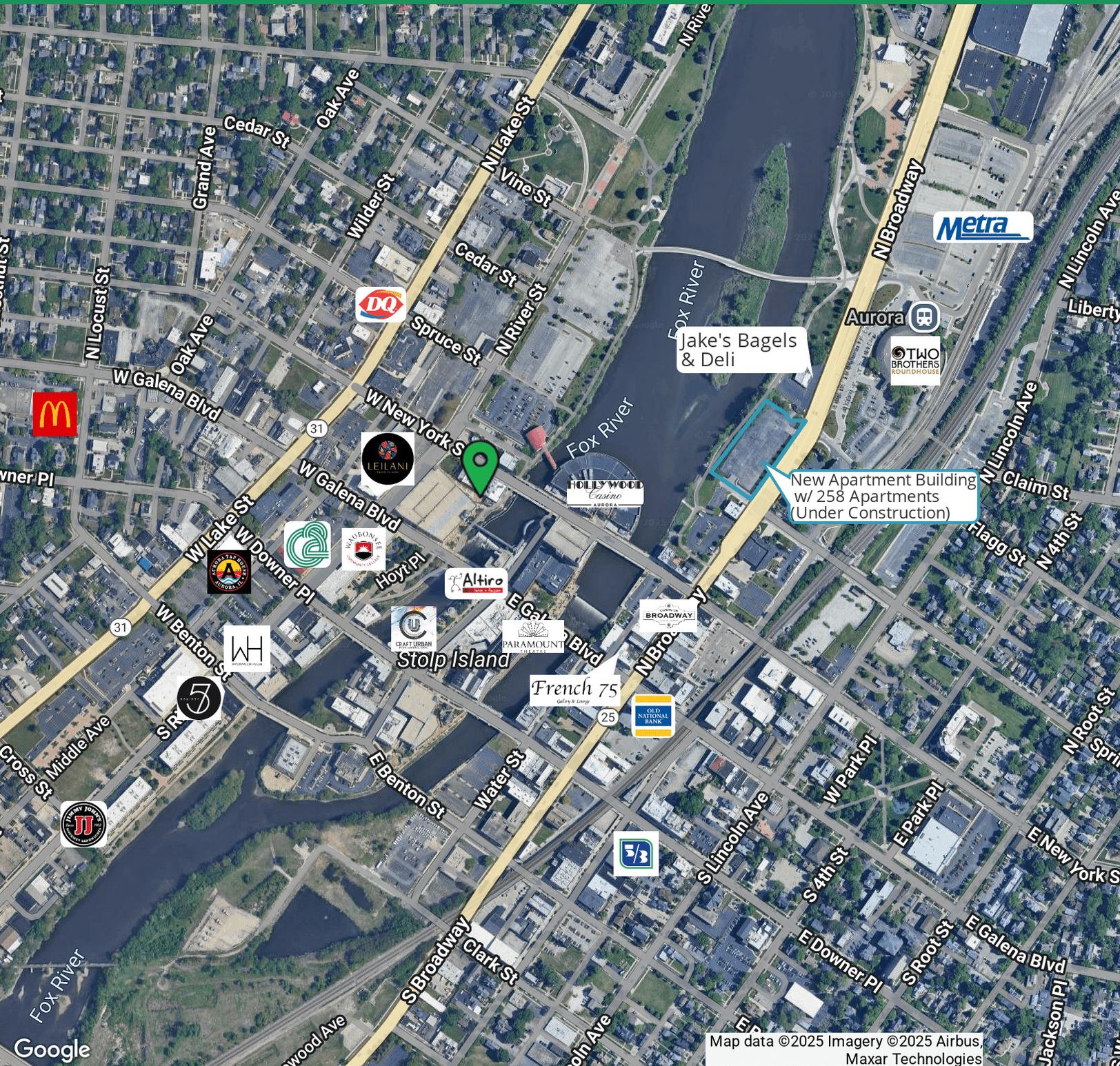
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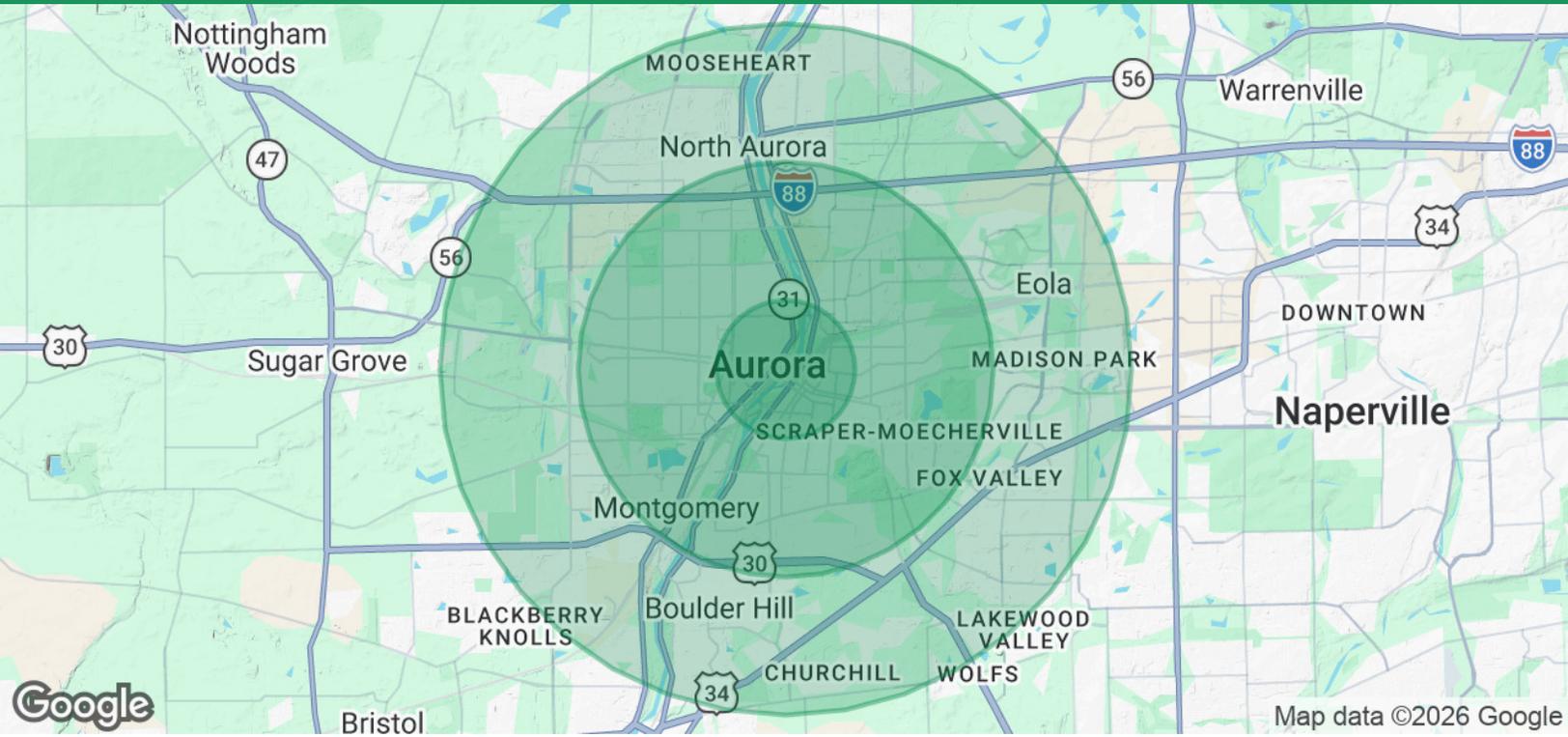
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Population

	1 Mile	3 Miles	5 Miles
Total Population	23,905	111,735	235,130
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	36	37	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,545	36,780	80,253
# of Persons per HH	3.2	3	2.9
Average HH Income	\$77,876	\$90,231	\$114,121
Average House Value	\$193,098	\$222,880	\$284,564

Demographics data derived from AlphaMap

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