

FOR SALE

1.03–5.12 ACRES
AURORA, IL 60506

UNIQUE INVESTMENT
OPPORTUNITY!

ASKING PRICE: \$1.465 Million



Versatile Development Options

Ideal for retail, office, hospitality, or mixed-use developments

Proximity to Major Highways

Easy access to I-88 and other major routes for convenient transportation and logistics

Attractive Surroundings & Landscaping

Well-maintained landscapes and a welcoming atmosphere.



Property Highlights

- ▶ 4 prime development lots
- ▶ Located closely to I-88 & Orchard Road
- ▶ Business-Boulevard (B-B) District Zoning
- ▶ Adjacent to Hampton Inn, IHOP, Discount Tire, Pot Belly's, Lou Malnati's, & 7-Eleven

Nick Scanlan

Commercial Broker

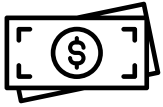
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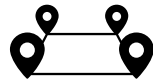
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AURORA, IL 60506



Asking Price
for All Lots:
\$1,465,000



Lot Sizes:
1.03-5.12 Acres



Zoning:
B-B

Discover Your Dream Property!

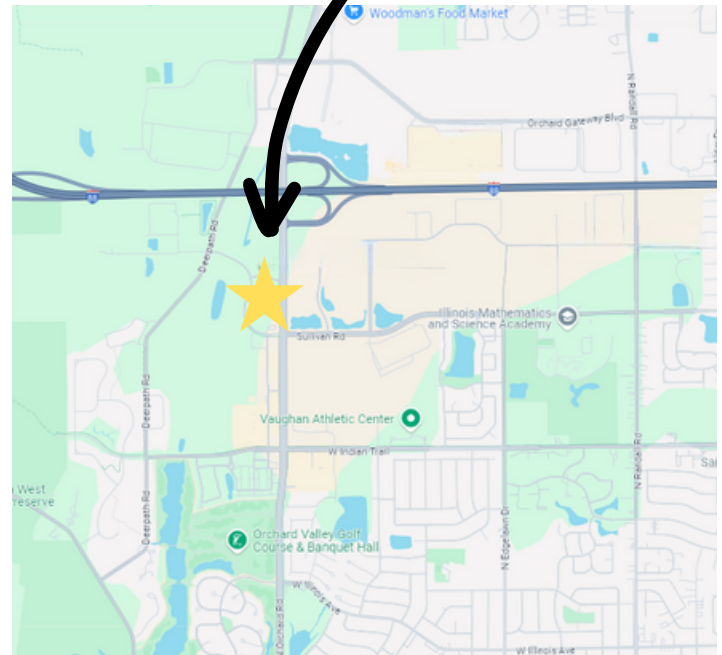
Seize the opportunity to develop your business in one of Aurora's most sought-after commercial areas. These prime lots located along Orchard Road just west of I-88 offer an exceptional location for a variety of commercial ventures, from retail spaces to office buildings!

Strategically positioned in a high-traffic area with excellent visibility and accessibility to major thoroughfares, ensuring maximum exposure for your business.

Don't miss out on this chance to invest in a property with untapped potential! Contact Nick today and take the first step towards your next successful development venture!

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION



Why Invest Here?

Benefit from the expanding residential neighborhoods and increasing consumer base.



Equipped with essential utilities and infrastructure, making the development process smoother and more efficient.



Join a community of successful businesses and capitalize on the area's economic growth