

FOR SALE

2260 E New York St.,
Aurora, IL 60506

\$999,000

1.90+/- ACRES

Discover the potential with this prime corner, located at the intersection of East New York St and County Line/Kautz Rd in Aurora. This parcel spans approximately 1.9+/- acres and presents an exceptional opportunity with immediate availability.

Zoned R-4 single family, this location has endless possibilities. Surrounded by dense housing and a neighboring pond, this prime corner is perfect for developers. With its prime location and generous dimensions, this property could become a cornerstone of growth in Aurora.

Bring your concept to life with this rare opportunity for development success.

JASON PESOLA

Cell: 630-486-7321
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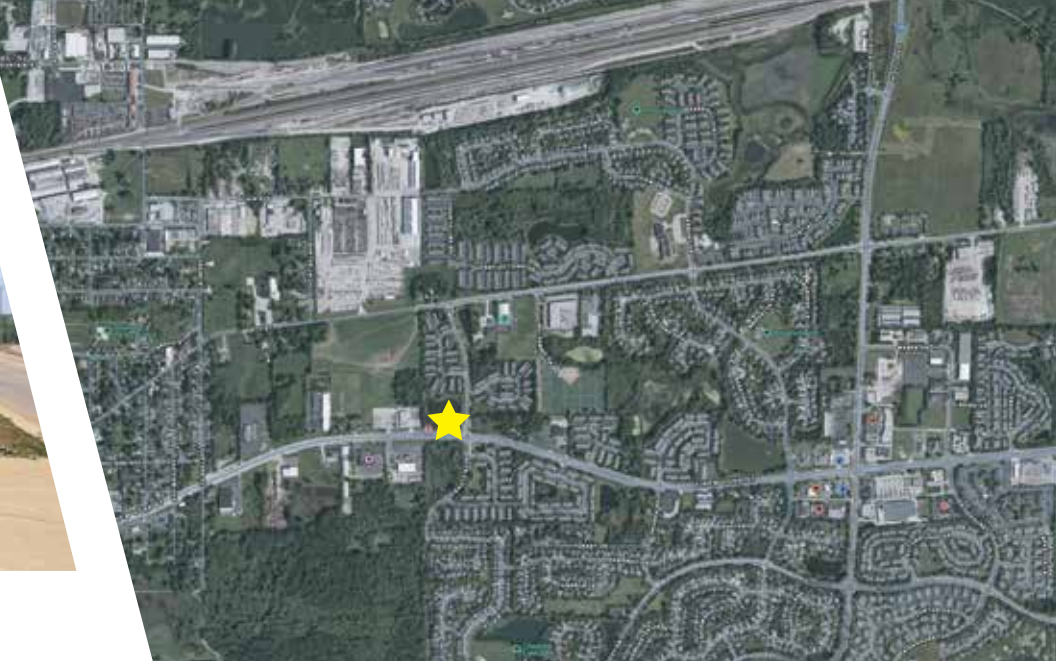
INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



BRING YOUR CONCEPT

2260 E. New York St., Aurora, IL



PROPERTY HIGHLIGHTS

PRIME CORNER

MANY POSSIBILITIES

GREAT LOCATION

AVAILABLE
IMMEDIATELY

UTILITIES
TO SITE

ZONED
R-4

HEAVY TRAFFIC FLOW
APN:07-19-300-024 PROPERTY TAXES: \$5,299.32
APN:07-19-300-025 PROPERTY TAXES: \$4,435.10

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AURORA ILLINOIS DEMOGRAPHICS

2260 E. NEW YORK ST., AURORA, IL

2022 POPULATION
177,866

MEDIAN PROPERTY VALUE
\$208,500

2017-2021 HOUSEHOLDS
61,003

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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