



# FOR SALE

7842 IL ROUTE 71  
YORKVILLE, IL 60560

# \$899,000

This rare landscaping business property presents an exceptional opportunity specifically for landscapers. Located on the expanding Route 71, which will improve route accessibility, this property is ideally positioned for growth in the landscaping sector. It features ample outdoor storage, three versatile outbuildings, and a 2,400 SF house with 3 bedrooms, 2.5 baths, and a detached garage. This property is immediately available and offers significant potential for landscaping operations. Don't miss out on this unique opportunity!

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



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# PROPERTY HIGHLIGHTS

IMMEDIATELY AVAILABLE

POLE BUILDINGS:

45'X80'  
65'X40'  
40'X45'

ALL UTILITIES TO SITE

AMPLE STORAGE

2.39+/- ACRES

ZONED A1

The largest building includes a conference room, private office, and all-electric heat, with two large doors measuring 20'W x 12'H. The second building offers a private office, storage room, and two doors measuring 18'W x 12'H and 15'W x 12'H. The smaller building is equipped with a workshop, bathroom, and a large door measuring 20'W x 14'H. Additionally, there is a fenced-in storage area with a concrete pad, providing secure and stable storage options for heavy equipment or vehicles.

APN: 02-35-300-024 Property Taxes: \$9,055.12

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# YORKVILLE ILLINOIS DEMOGRAPHICS

7842 IL Route 71 Yorkville, IL

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

2022 EST. POPULATION

**23,835**

MEDIAN PROPERTY VALUE

**\$308,900**

2018-2022 HOUSEHOLDS

**7,465**

TOTAL RETAIL SALES

**\$13,452**

PER CAPITA

MEDIAN HOUSEHOLD INCOME

**\$105,322**

2018 - 2022



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