

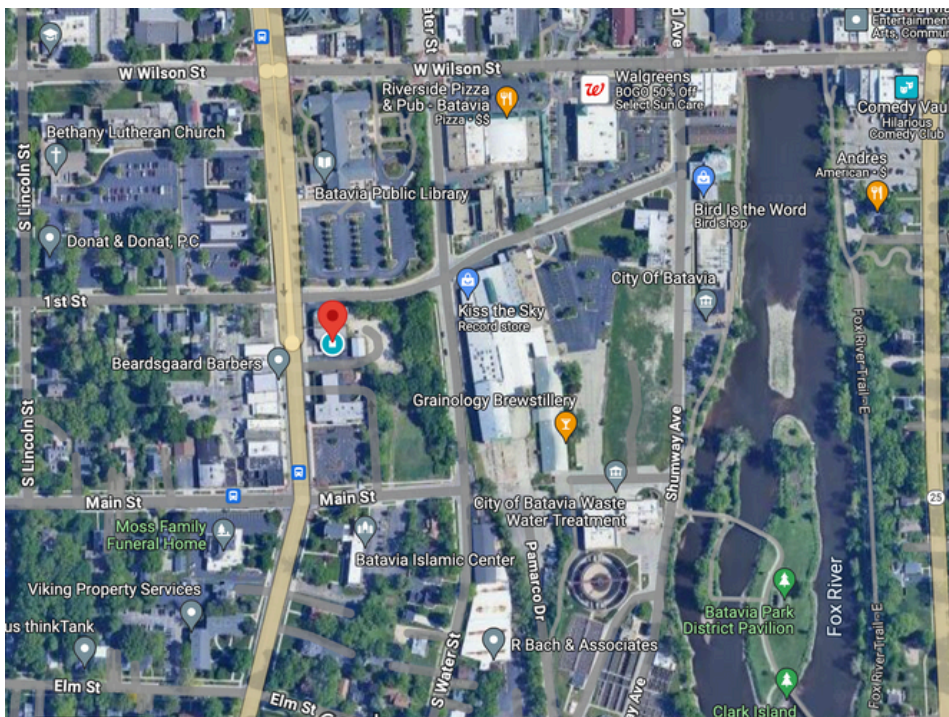


FOR SALE

Redevelopment Opportunity
Downtown Mixed-Use | Batavia, IL

108 S Batavia Ave, Batavia IL 60510

\$1,300,000



MAYRA CORONA

📞 847-754-8285

✉️ coronamrealty@gmail.com

📍 225 N McLean Blvd
Elgin IL, 60123

108 S Batavia Ave, Batavia IL 60510

PROPERTY INFORMATION

SIZE: ± 1.3 AC

PRICE: \$23 PSF / \$1,300.000

SUMMARY: Introducing a unique real estate opportunity located in the heart of Downtown Batavia, IL. This 1.3 acre property holds parking for approximately 25-30 vehicles and is ideal for any retail development. This zoning classification permits most retail, business and office uses characteristic of downtown shopping areas. Some permitted uses include banks, childcare, restaurants/taverns, offices, personal services and general retail.

Featuring an approximately 4,585 sqft brick building with 4 bays, a showroom, a sales counter, an office, a machine & parts room and a restroom. An additional 2 bay all metal freestanding building is ideal for additional storage with approximately 1,010 sqft and a 10'x12' overhead door.



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SITE OVERVIEW





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DEMOGRAPHIC SNAPSHOT



26,235

POPULATION

LATEST US CENSUS BUREAU
CITY OF BATAVIA



AADT 12,100 VEHICLES

ANNUAL AVERAGE DAILY TRAFFIC
2023: BATAVIA AVE



\$113,824

MEDIAN HH INCOME

LATEST US CENSUS BUREAU
CITY OF BATAVIA



COMMON JOB GROUPS

MANAGEMENT OCCUPATIONS (2,037 PEOPLE)
SALES & RELATED OCCUPATIONS
(1,797 PEOPLE)
OFFICE & ADMINISTRATIVE SUPPORT
OCCUPATIONS (1,547 PEOPLE)



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ADDITIONAL PICTURES

