

FOR LEASE

RETAIL SPACE AVAILABLE!

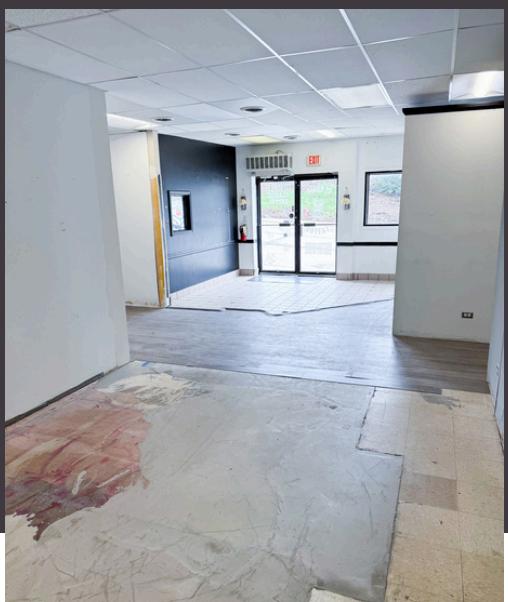
127 E. STATE STREET

BATAVIA, IL 60510

1,200 SQFT
\$2,200/MONTH MG
UTILITIES SEPERATE

Building Highlights

- ▶ Freestanding Single Tenant Building
- ▶ ADA Compliant Entrance
- ▶ Signage on Front of Building
- ▶ Landlord Will Assist With New Flooring and Painting
- ▶ Located Near Downtown Shopping and Restaurants



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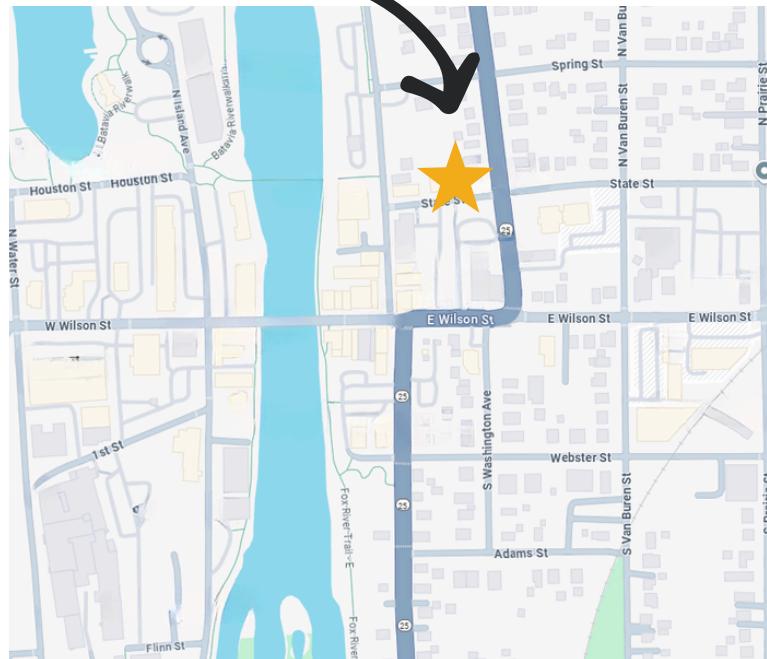
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127 E State Street is a 1,200 square foot single tenant building located in the heart of downtown Batavia just off Batavia's destination woonerf ("street for living") on River Street.

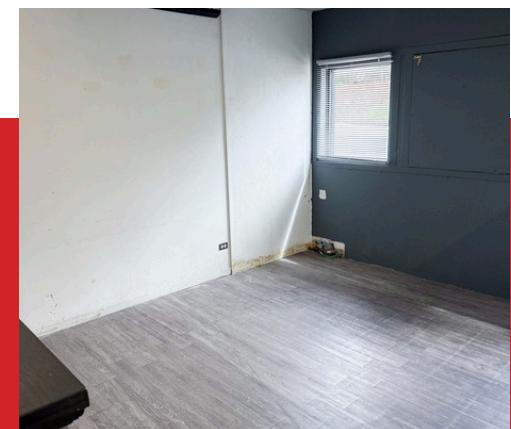
The building is just blocks from The Comedy Vault venue, Batavia Boardwalk Shops and many downtown retailers and restaurants with easy access to Routes 25 and 31. It's also near the Fox River Trail which is frequented by numerous pedestrians and cyclists daily.

This property is ideal for businesses looking to establish a presence in a vibrant and growing community.

LOCATION



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.



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