

BATAVIA INVESTMENT OPPORTUNITY

20 & 30 N LINCOLN STREET

340 HOUSTON STREET

BATAVIA, IL 60510



AMAZING LONG TERM
MIXED-USE INVESTMENT
OPPORTUNITY

LIST PRICE: \$1,499,635
CAP RATE: 10%
NOI: \$149,963.15
100% Occupied Investment Property
PINS: 12-22-177-017
12-22-177-016
12-177-006



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BATAVIA INVESTMENT OPPORTUNITY

30 N. LINCOLN



PROPERTY FEATURES

Built: 1920
 Land: 10,961+/- SF Total
 8,050+/- SF office space
 1st Floor: 2,821+/- SF
 2nd Floor: 2,319+/- SF
 Garden Level: 2,910+/- SF
 Zoning: Commercial
 100% occupied- Tenant since 2017
 17 Parking Spaces
 Fire Alarm/Sprinklers
 Elevator
 Tuckpointing/Masonry work- Feb. 2022



This once historic church has been renovated into an award-winning office space with a 2-story glass atrium. The Lincoln Atrium is truly remarkable with high ceilings and large windows allowing for abundant sunlight throughout the office. Located in a quiet neighborhood close to Batavia's downtown.



PROPERTY FEATURES

Built: 1860
 Land: 5,650+/- SF Total
 Building: 3,113+/- SF
 1st Floor: 1,841 +/ SF
 2nd Floor: 1,272+/- SF
 Zoning: Residential
 100% occupied- Tenant since 2017
 4 Parking Spaces
 New Roof 2023
 New Washer/Dryer 2021
 Fire Alarms/Sprinklers
 Hardwood Floors

20 N. LINCOLN



This 3,000+/- square foot residence has been recently updated and is 100% occupied. Located near downtown Batavia in a quiet neighborhood. Open floor plan with high ceilings partially open to the second floor.



BATAVIA INVESTMENT OPPORTUNITY

340 HOUSTON



PROPERTY FEATURES

Built: 1900
 Land: 7,350+/- SF Total
 Building: 1,600+/- SF
 1st Floor: 800+/- SF
 2nd Floor: 800+/- SF
 Zoning: Residential
 100% occupied- Both Units
 Unit A- Renovated 2023
 Countertops, Lighting, LVT Flooring
 Unit B- Renovated 2021
 Central Heating and Air
 Washer and Dryer



This two unit home offers a separate unit on each floor with beautiful hardwood floors throughout and a large, shared front porch. It is within walking distance to local parks, downtown shops, restaurants and the Batavia Riverwalk. Located in a quiet neighborhood with mature trees, this home offers quiet enjoyment and conveniences.

POPULATION

	2 Mile	5 Mile	10 Mile
2010 Population	27,930	119,489	539,875
2023 Population	27,412	118,091	523,557
Median Age	43.4	41.1	39
Bachelor's Degree or Higher	47%	44%	39%

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. From Property
W Wilson St	S Lincoln St W	9,710	2015	0.07 miles
W Wilson St	N Batavia Ave E	7,667	2022	0.08 miles
N Batavia Ave	McKee St N	17,136	2015	0.11 miles
N Batavia Ave	McKee St S	16,593	2015	0.16 miles
S Batavia Ave	1st St S	15,674	2022	0.16 miles
W Wilson St	N Water St E	13,606	2022	0.18 miles

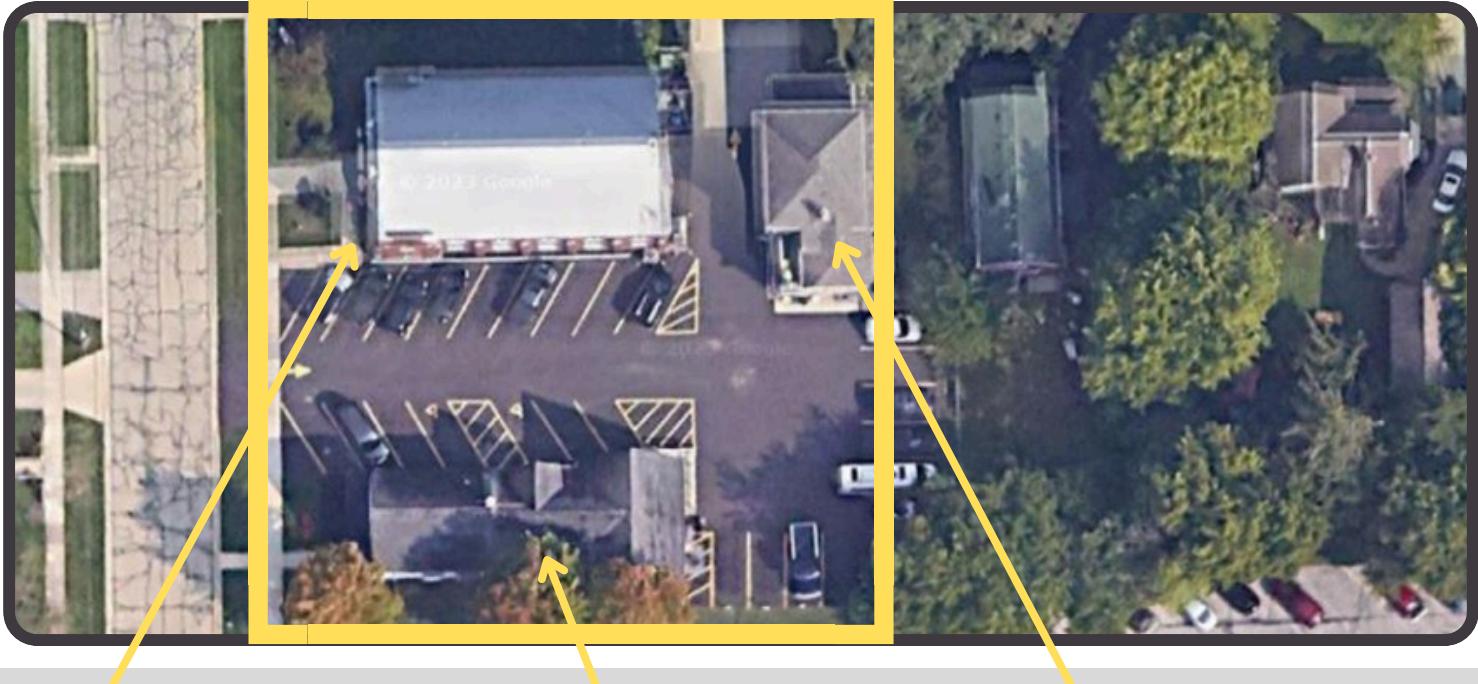
FIRST FLOOR- UNIT A SECOND FLOOR- UNIT B

- 1 Bedroom
- 1 Bathroom
- Shared Front Porch
- Hardwood Floors
- 2 Bedroom
- 1 Bathroom
- Private Deck
- Hardwood Floors

INCOME

	2 Mile	5 Mile	10 Mile
Avg Household Income	\$128,626	\$122,082	\$120,965
Median Household Income	\$104,290	\$100,114	\$97,982
< \$25,000	1,140	4,118	16,618
\$25,000-50,000	1,531	6,269	26,276
\$75,000-100,000	1,068	4,878	21,868
\$100,000-125,000	1,352	6,009	23,679
\$125,000-150,000	907	3,931	16,486
\$150,000-200,000	1,179	4,598	20,055
\$200,000+	1,852	6,518	26,241

20 & 30 N. LINCOLN STREET
340 HOUSTON STREET
BATAVIA, ILLINOIS



PROPERTY HIGHLIGHTS

- 12,500 Total Square Feet
- Shared Parking Lot- Repaved 2022
- Less than 2 Miles to Randall Road
- 5 Miles- 10 Minutes to I-88
- Easy access to Route 31 and Route 25
- Near Fox River Trail walking and bike path
- Walking distance to local shopping and restaurants