

# FOR SALE

232 S BATAVIA AVE,  
BATAVIA, IL 60510

GREAT OWNER/OCCUPIER  
OPPORTUNITY  
ASKING PRICE: \$450,000



## High Traffic Area

Great location close to  
Downtown Batavia off Rt. 31  
with over 16,000 VPD



## Historic Charm

Beautiful interior craftsman  
features to include original  
wood working and fireplaces.



## Private Parking

10+ private parking spaces  
with detached 3-car  
garage.



## Property Highlights

- ▶ 8 beautiful private offices
- ▶ Great accessibility to I-88 & public transportation
- ▶ 3rd floor conference room outfitted with AV components
- ▶ Recently updated kitchen area and bathrooms

### Nick Scanlan

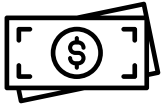
Commercial Broker

630-313-4257  
nscanlan@beicre.com

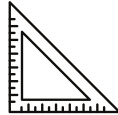


# FOR SALE

232 S BATAVIA AVE,  
AURORA, IL 60506



Asking Price:  
\$450,000



Size:  
2,500 SF



Zoning:  
Office (O)

## Discover Your Dream Property!

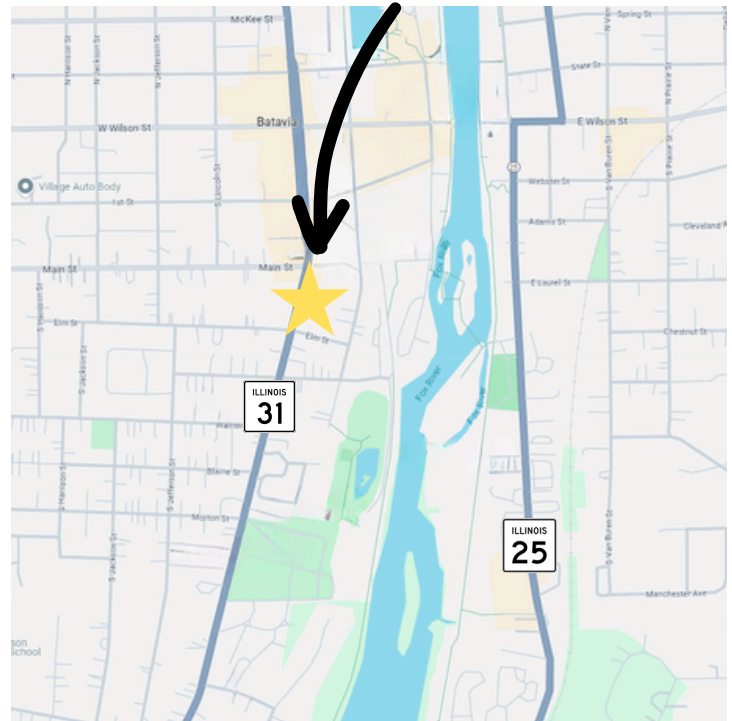
Discover the charm and functionality of this historic office building at 232 S Batavia Ave, located in the heart of Batavia. This unique property offers eight private offices, perfect for individual workspaces or small teams, and a conference room ideal for meetings and collaborative sessions.

Enjoy the serene second-story porch for breaks or informal gatherings. The building also features two conveniently located bathrooms and a newly renovated kitchen area with modern amenities.

Embrace the blend of historic elegance and modern upgrades at 232 S Batavia Ave. Schedule a tour today and envision your business thriving in this exceptional space!

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.

## LOCATION



## Why Invest Here?



Proximity to  
Downtown Batavia



Strong local business  
community



Route 31 Frontage