

FOR SALE



Former Car Dealership for Sale

2175 E. New York St., Aurora

32,500 feet, 4.38 acres of parking, 11+ acres total, 24 overhead doors.

PROPERTY CHARACTERISTICS

3 Auto Repair Spaces 10,000 | 7,400, | 3,000 | 24 overhead doors
office space 4,000 sq.ft approx • showroom: 6,400 sq.ft • parts department office 2000 to 3000 sq.ft

- Ceiling height: Warehouse 18'. Showroom 13' to 14'
- Power: 800 amps, 3-phase
- HVAC: 2 brand new units, 15 and 7.5 tons
- Sprinkler system: recently redone within the last 6 months, all new pipes, new RPZ, etc.
- Zoning: B-3 Automotive
- Building and Parking Lot: 4.38 acres.
- Rear land is 6.67 acres, 85% usable
- Building plans: upon request

Price: \$5,950,000

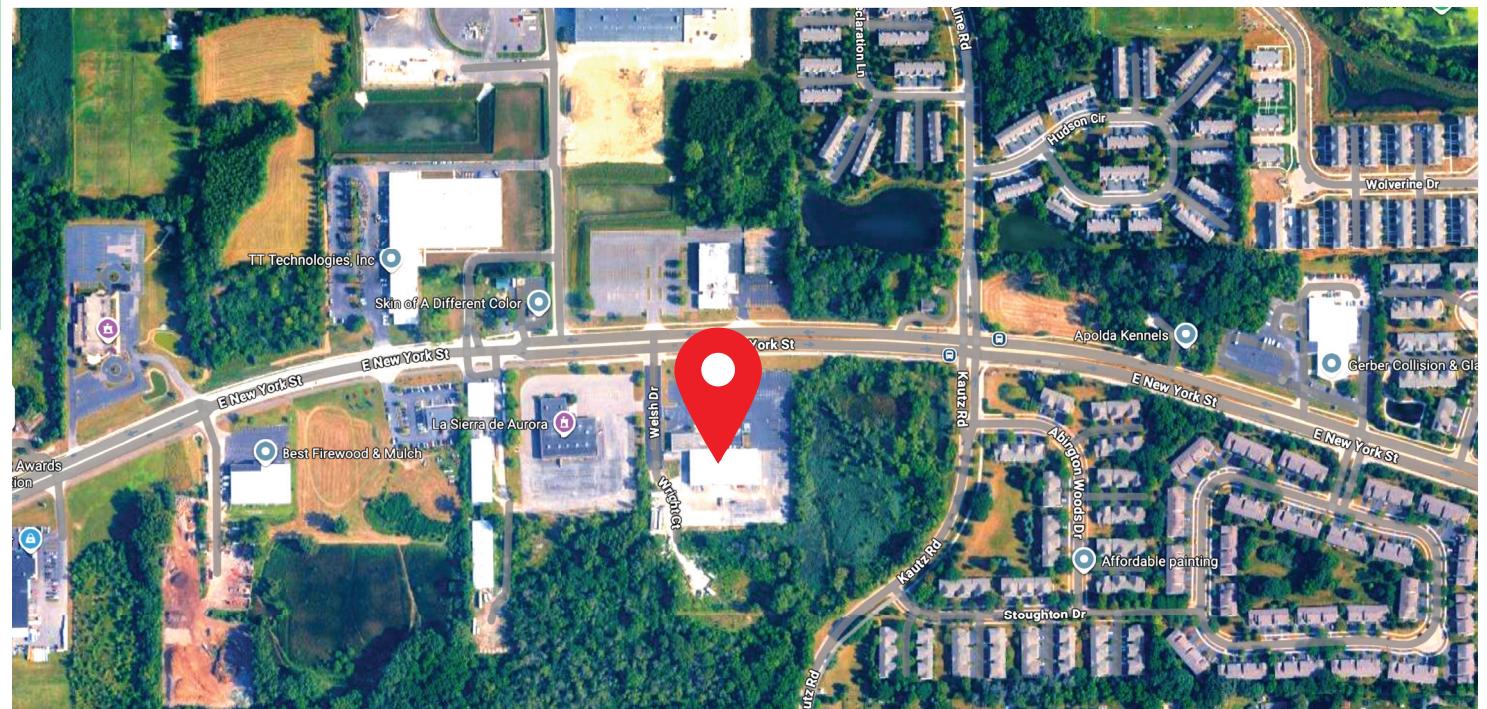
Property Taxes (2024): \$31,620.40

JUDD LOFCHIE & ASSOCIATES, LLC
COMMERCIAL REAL ESTATE

(630) 236-3600 X3

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2175 E. NEW YORK ST., AURORA

DEMOGRAPHICS

	2 MILES	5 MILES
POPULATION	57,919	57,919
HOUSEHOLDS	19,215	89,388
AVG. HOUSEHOLD INCOME	\$113,897	\$114,512

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