

# FOR SALE



## Former Car Dealership for Sale

**2175 E. New York St., Aurora**

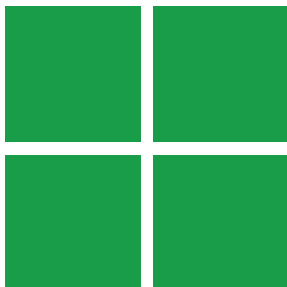
**32,500 feet, 4.38 acres of parking, 11+ acres total, 24 overhead doors.**

### 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: 4.38acres.
  - Rear land is 6.67 acres, 85% usable
  - Building plans: upon request

**Price: \$5,950,000**

**Property Taxes (2024): \$31,620.40**



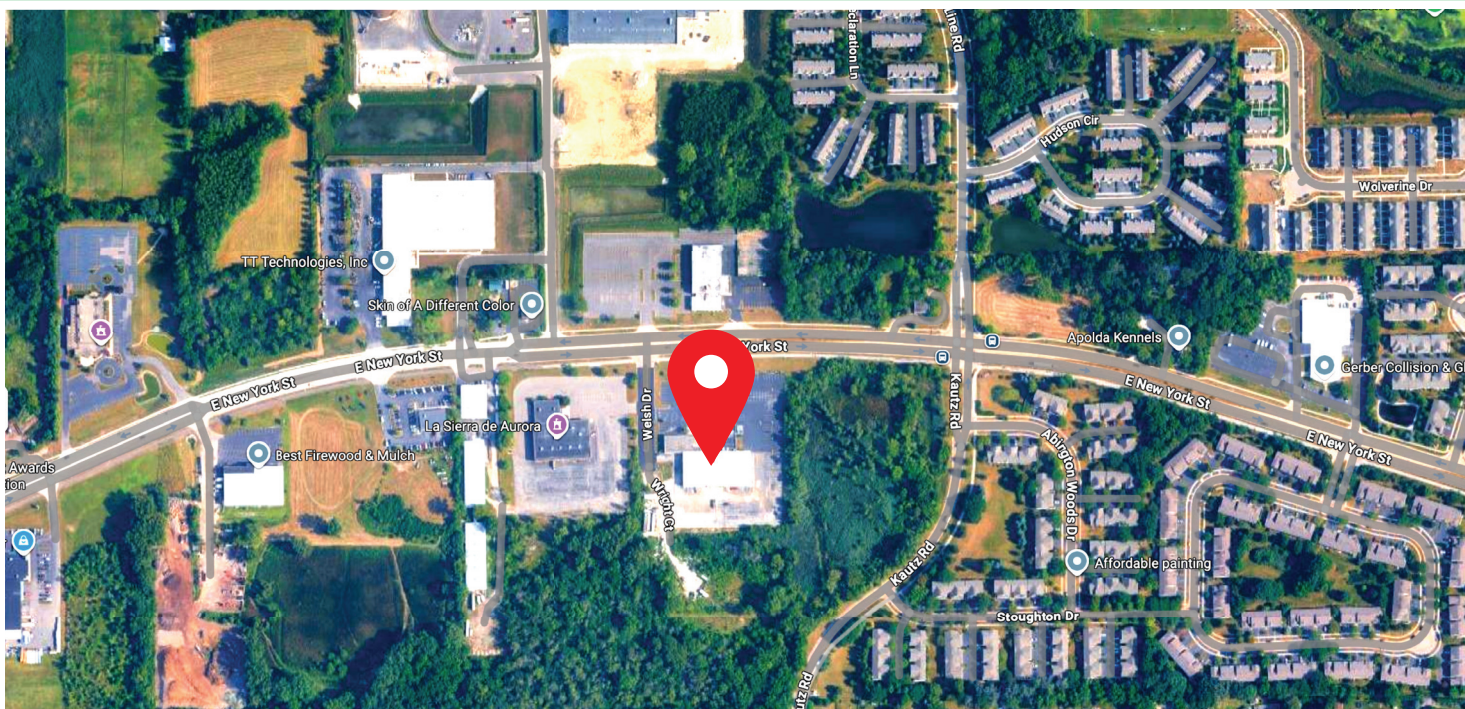
**JUDD LOFCHIE & ASSOCIATES, LLC**  
**COMMERCIAL REAL ESTATE**

**(630) 236-3600 X3**

**jlholdings3@gmail.com**



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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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