

RESTAURANT/RETAIL OPPORTUNITY
15 E. WILSON STREET
BATAVIA, IL 60510

3,600 SQFT \$6,000/MONTH MG UTILITIES SEPERATE

Building Highlights

- Freestanding Brick Building
- Fully Built Out Bar Upstairs
- 1,800 square feet restaurant space with full kitchen on lower level
- Bonus basement space
- Central Downtown Location Near Shops and Restaurants
- Located on Major Thoroughfare with Easy Access to Route 31 and 25





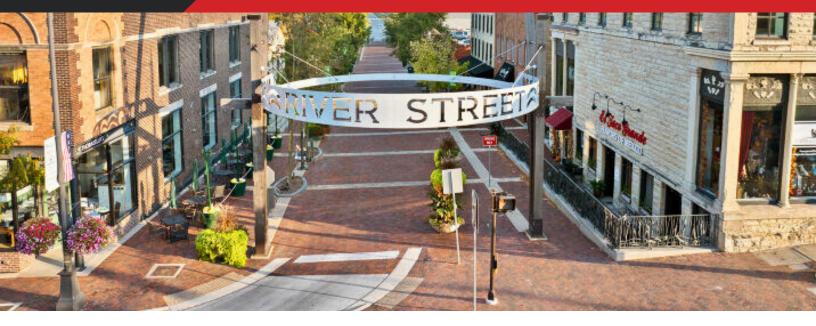








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PROPERTY AND LOCATION

15 East Wilson Street is a versatile commercial property centrally located in downtown Batavia at the corner of Wilson & River Street. This two story brick building consists of 1,800 square feet of restaurant or retail space with a full kitchen on the first floor. The second floor is 1,800 square feet and currently built out for a bar with ample seating.

Tenant may use any existing furniture, fixtures and/or equipment in the space. BONUS basement space could be used for a lounge, speakeasy, gaming space or extra storage.

Available SF: 3,600 Square feet

Lease Rate: \$20.00 MG (\$6,000/mo)









140 FIRST STREET, BATAVIA, IL 60510









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AREA MAP

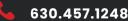
Centrally located in downtown along Batavia's destination woonerf ("street for living") on River Street which hosts a busy farmers market every Saturday morning during the summer months. Adjacent and walking distance to numerous local shops and restaurants with easy access to Route 31 &25.



Broker Contact: Brad Schreiner Managing Broker



BSCHREINER@BEICRE.COM







140 FIRST STREET, BATAVIA, IL 60510 WWW.BEICRE.COM