

# FOR SALE

HISTORIC NEWTON HOUSE

11 N BATAVIA AVENUE

BATAVIA, IL 60510

## Beautiful Historic Building

List Price: \$749,000

RBA: 6,564 Square Feet

PINs: 12-22-177-013  
12-22-177-029

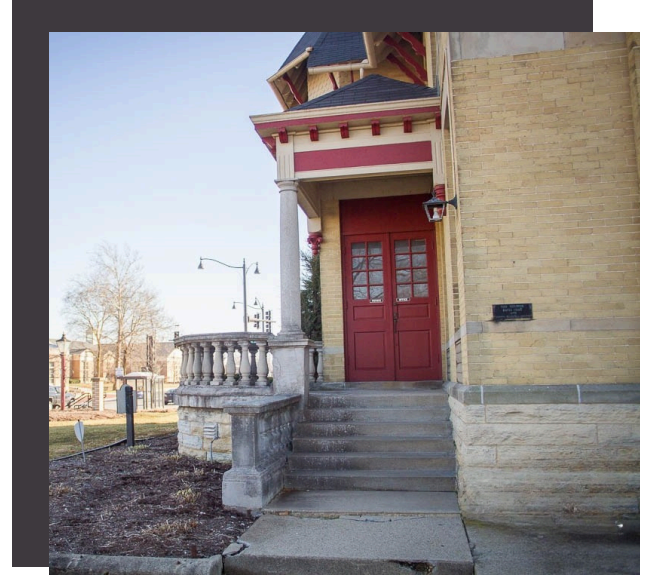


## Building Highlights

- ▶ Private Parking Lot
- ▶ Historical Landmark Status
- ▶ Downtown Batavia Location
- ▶ Numerous Private Offices
- ▶ High Visibility on IL Route 31 & Wilson Street
- ▶ Professionally Landscaped
- ▶ Convenient Basement Storage
- ▶ Full Fire Safety Compliance
- ▶ 1st Floor: 4,063 SF  
2nd Floor: 2,501 SF

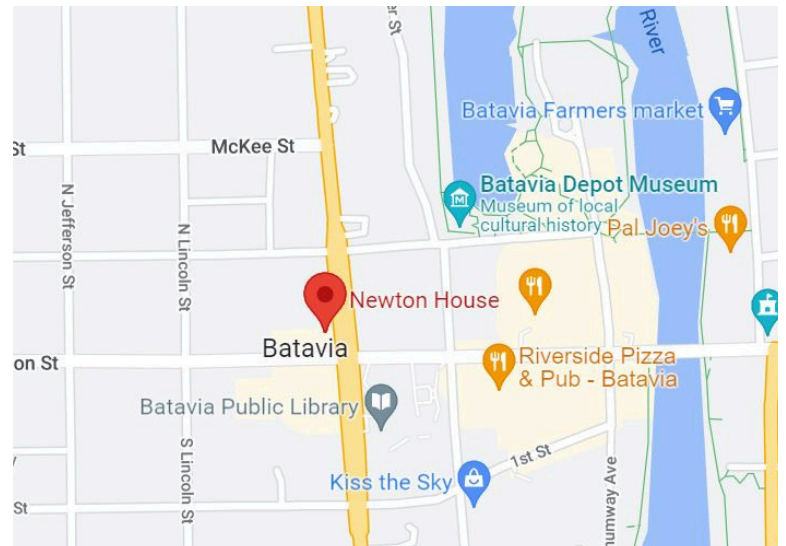






### PROPERTY AND LOCATION

The Newton House is one of the most historic places in Kane County. Built in 1878 by the owner of the Newton Wagon Works, the family filled the house with items collected on European trips. This local mansion boasts a grand staircase, beautiful dark walnut trim, hand carved fireplaces, and stained glass throughout. This building offers office and retail space with a private parking lot.



Located on the busy corner of Route 31 and Wilson Street in downtown Batavia. Walking distance to shops and restaurants.



**BRAD SCHREINER**

MANAGING BROKER

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GRAND STAIRCASE &  
FIREPLACES



ORIGINAL DARK  
WALNUT TRIM



FIRST FLOOR KITCHEN  
& DINING AREA

STAINED GLASS  
WINDOWS

BEAUTIFUL  
HARDWOOD FLOORS

THREE PRIVATE  
WASHROOMS





# FOR SALE

## HISTORIC NEWTON HOUSE



Asking Price:  
\$749,000



Square Feet:  
6,564+/-



Average HH Income 2024:  
3 Mile: \$143,384  
5 Mile: \$131,814

### LOCATION



### About The Property

The Newton House is a historical centerpiece located prominently on the corner of IL Route 31 and Wilson Street in the heart of Downtown Batavia. The mansion has served as home to the Batavia Public Library and many other local businesses. The Newton House is within walking distance to shops and restaurants and just minutes away from I-88 and Randall Road corridors.

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## MARKET SUMMARY

**IDOT TRAFFIC COUNT:**  
**ROUTE 31**  
12,100 Daily

**IDOT TRAFFIC COUNT:**  
**WILSON STREET**  
16,900 Daily

**DEMOGRAPHICS**  
3 Mile Radius:  
51,658

**DEMOGRAPHICS**  
5 Mile Radius:  
121,538



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