

**3949 75<sup>TH</sup> STREET AURORA, IL 60504**



**FOR SALE**

**SALE PRICE:1,699,000**



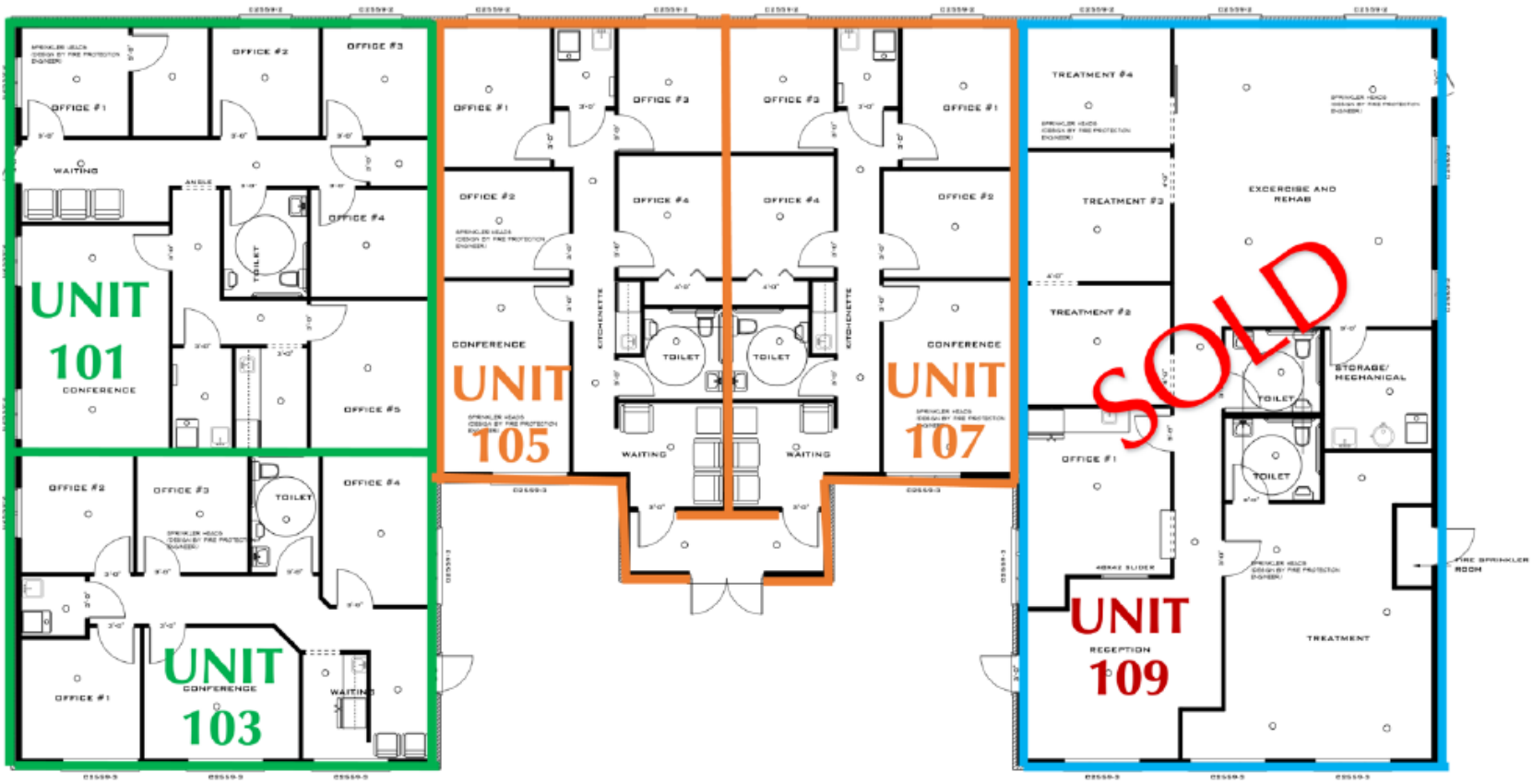
# GALLERY



## PROPERTY HIGHLIGHTS

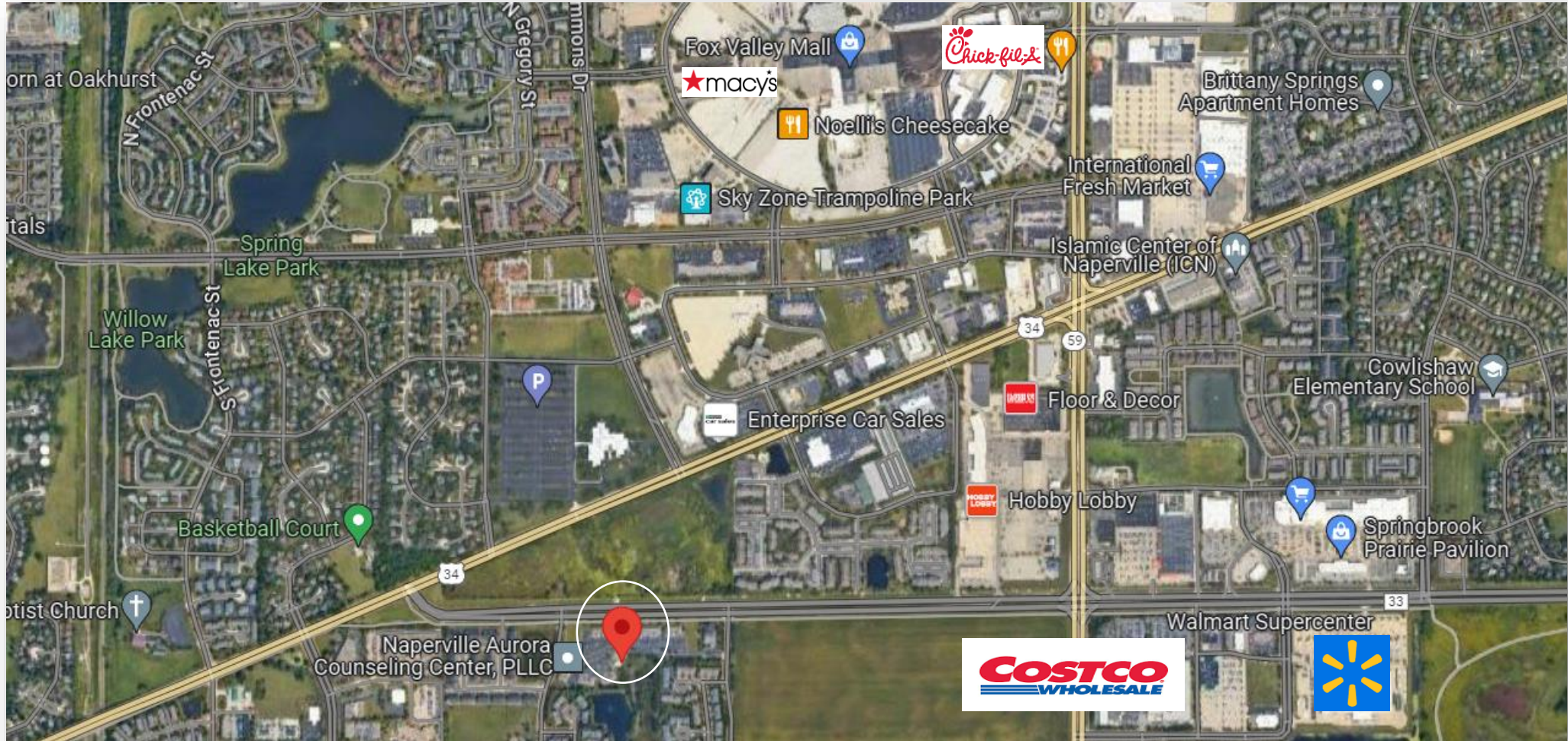
- Perfect opportunity for a doctor's office, small corporate office, or satellite location for a large company.
- Ideal Naperville location with great demographics
- Fronting 75th Street, located in popular McCarty Center.
- Great Layout and each Suite features include private offices, reception area, conference room, kitchen, and ADA complaint restrooms.
- All Brick Ranch Style Building with high-end finishes with operable casement windows throughout.
- Ample parking.
- Just minutes from Costco, Home Depot, Whole Foods, and Lowe's and surrounded by residential, retail, restaurants, and hospitals.
- Close to Fox Valley Mall that is scheduled to undergo major renovation.
- Easy access to IL Route 59, 75th street, Ogden Ave, and I-88.

# FLOOR PLAN



UNIT 101	1300 SQ FT
UNIT 103	952 SQ FT
UNIT 105	1049 SQ FT
UNIT 107	1049 SQ FT

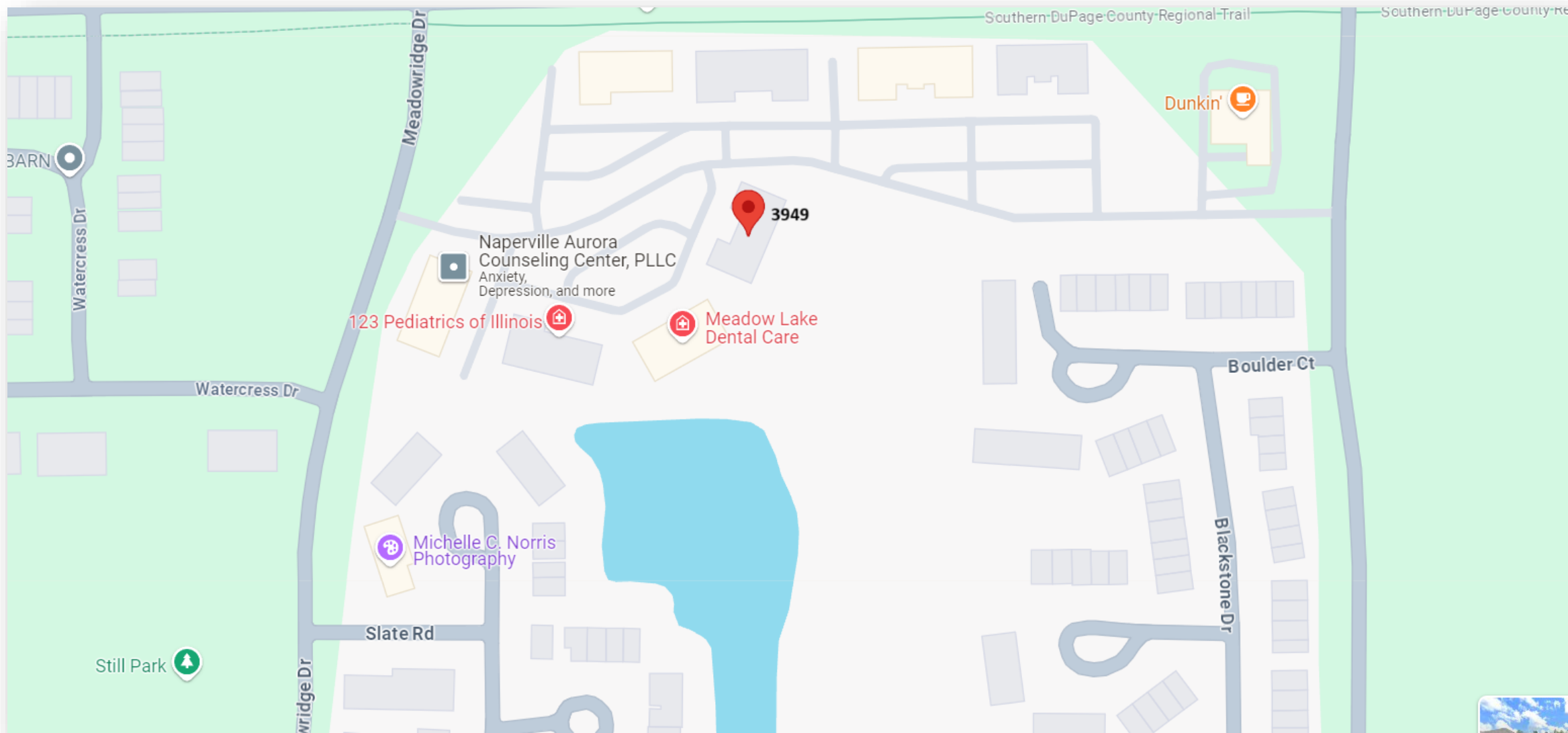
 **SATELLITE VIEW**



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# PROPERTY MAP





FOR MORE INFORMATION

KUMAR PRATHIPATI

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