

FOR SALE
323 W. GALENA BLVD.
AURORA, IL 60506

**OFFICE/RETAIL
BUILDING FOR SALE!**

***OWNER/USER OPPORTUNITY!**

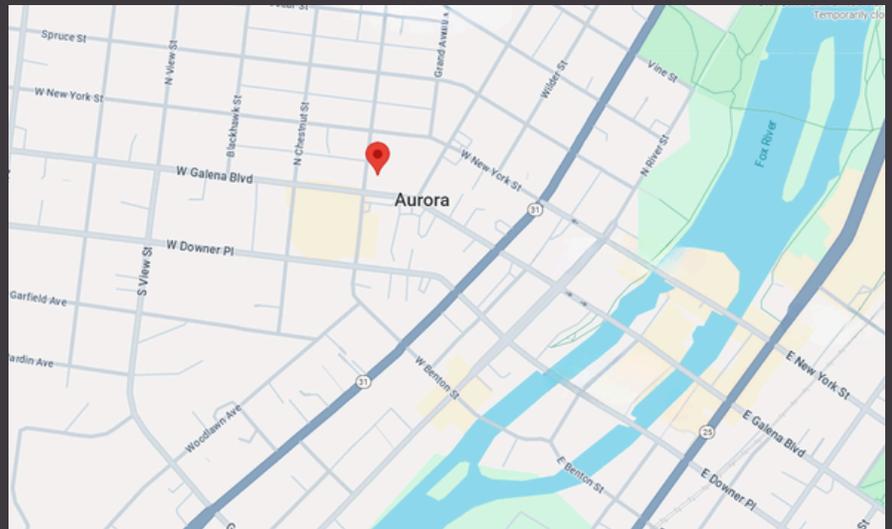
**7,128 SQUARE FEET
ASKING PRICE: \$1,149,000**

**PIN: 15-21-283-004
ZONED: B-1**



Property Description:

Located along W Galena Boulevard, this property enjoys excellent visibility and accessibility in a well-established commercial corridor. The site is just minutes from Downtown Aurora, the Fox River, and a wide range of restaurants, retail, and professional services. Commuters will appreciate close proximity to the Aurora Transportation Center with Metra BNSF rail service, as well as convenient access to I-88 and other major arterial roads connecting the western suburbs and Chicago metropolitan area.



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Building Highlights:

- ▶ New Roof: 2026
- ▶ 5,916 SF Renovated 2020
- ▶ ADA Accessible
- ▶ Large Training Room
- ▶ 400 AMP Service
- ▶ Easy access to Route 31
- ▶ Downtown Aurora location

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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