



SALE

Historic Commercial Building for Sale

117 S PRAIRIE ST

Batavia, IL 60510

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$320,000
BUILDING SIZE:	1,272 SF
LOT SIZE:	7,464 SF
PRICE / SF:	\$251.57
YEAR BUILT:	1845
ZONING:	DMU
APN:	1222285028

PROPERTY OVERVIEW

Vintage commercial property located near downtown Batavia. 1,272 SF including Perfect for professional office user, accountant, attorney, financial services, etc. First floor offers large front room and office separated by glass doors, full bathroom, large kitchen and 3 season room/porch. Second floor offers 2 rooms or offices.

PROPERTY HIGHLIGHTS

- Charming vintage building
- Walk to downtown Batavia restaurants and shops
- Minutes to Kirk Road and access to I-88
- Perfect for Professional office or service use

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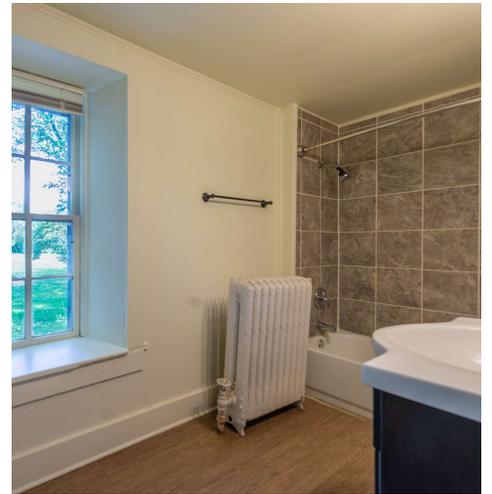
EXTERIOR



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FIRST FLOOR



JEFF CADWALLADER **SHARON O'LEARY**
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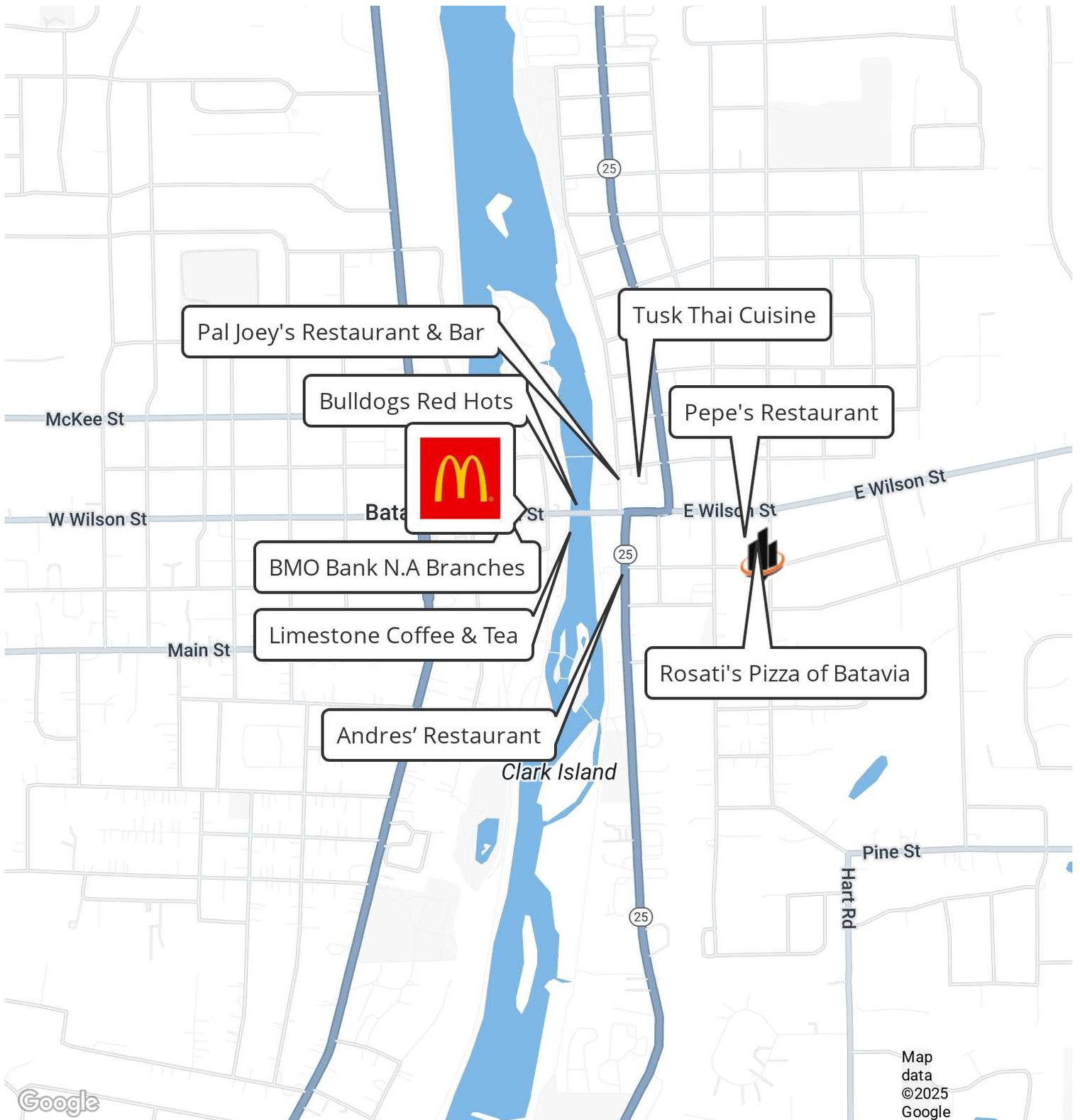
SECOND FLOOR



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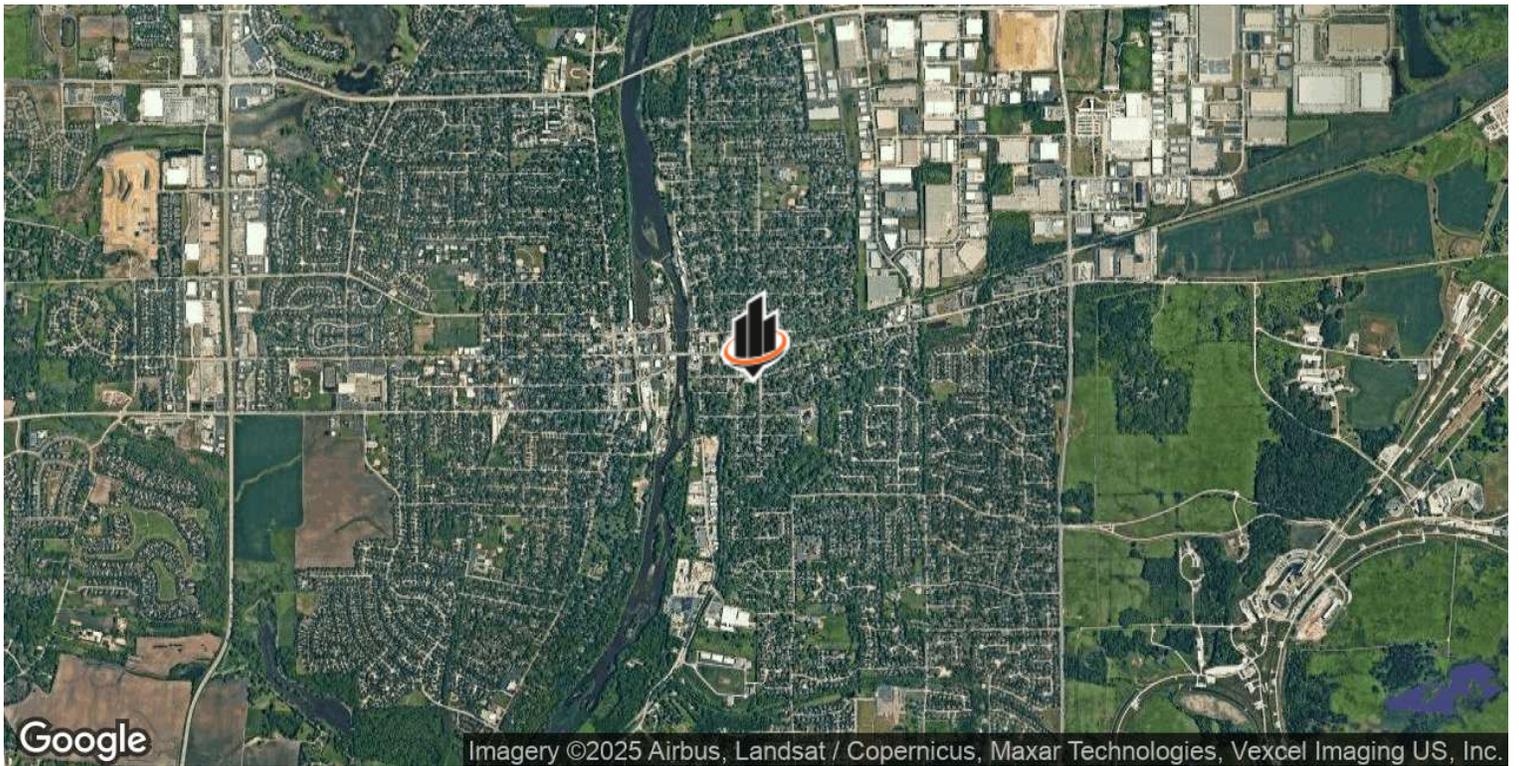
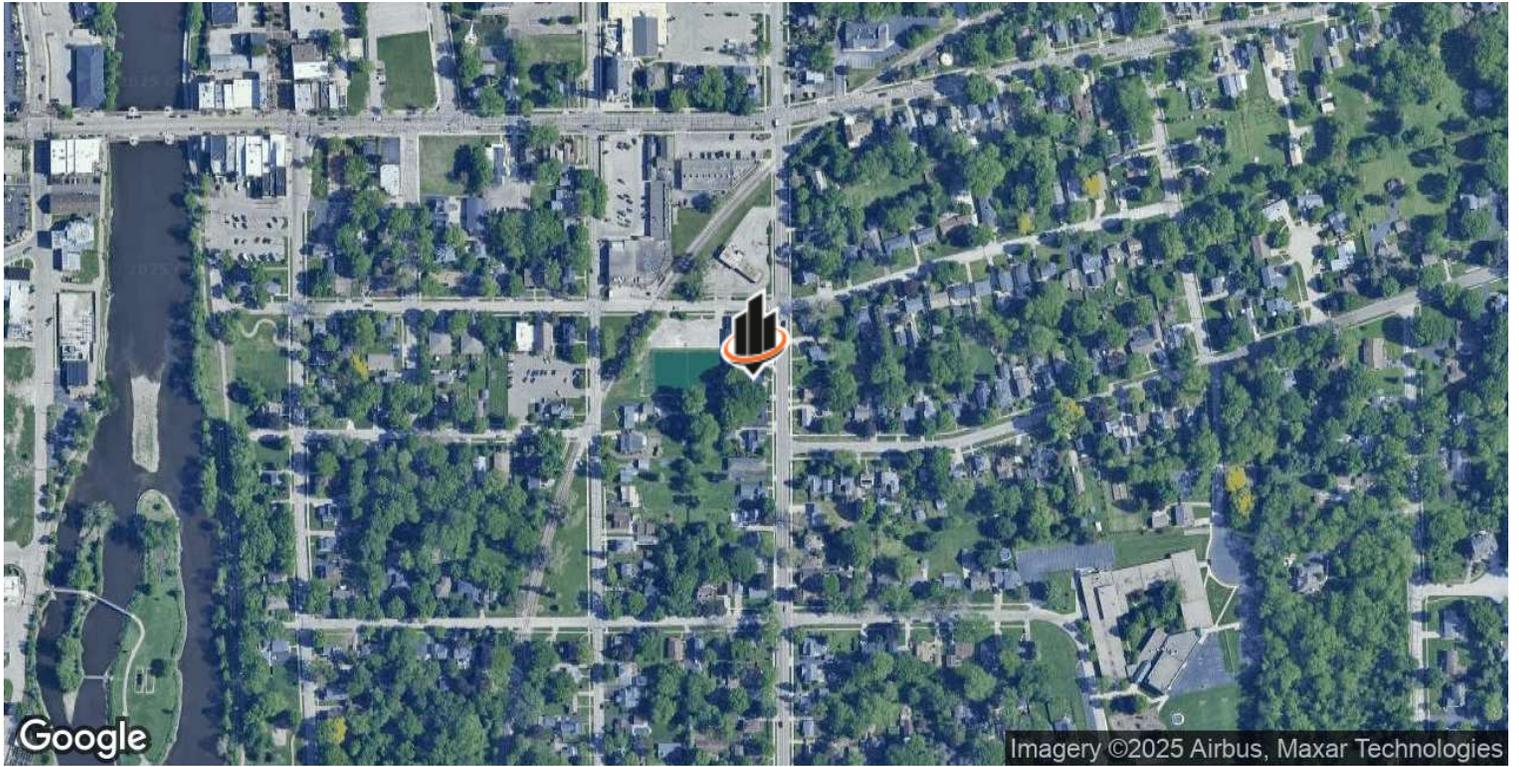
SURROUNDING BUSINESSES



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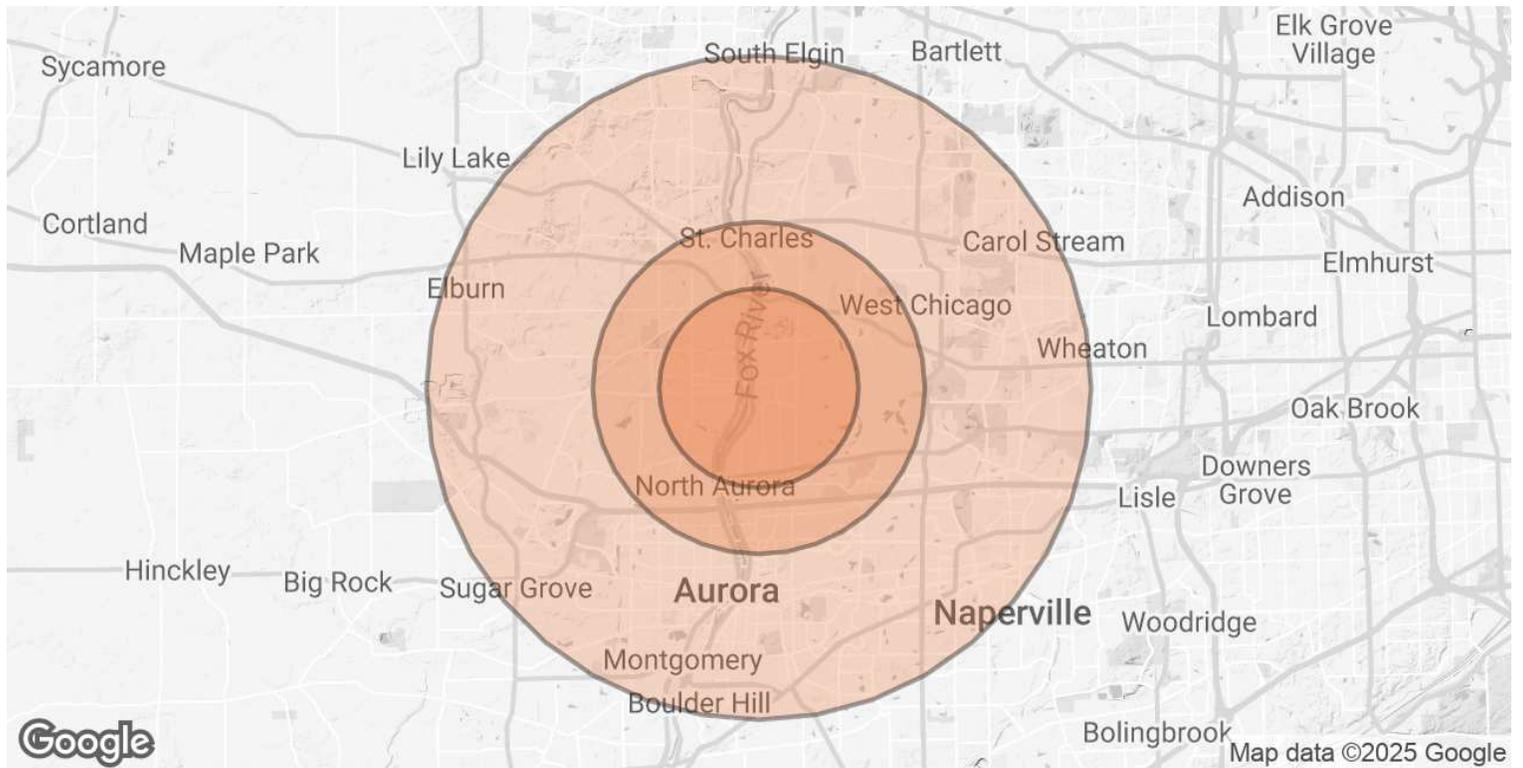
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	46,260	113,702	595,983
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	42	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,704	43,313	212,183
# OF PERSONS PER HH	2.6	2.6	2.8
AVERAGE HH INCOME	\$162,131	\$154,122	\$148,615
AVERAGE HOUSE VALUE	\$421,660	\$395,675	\$393,949

Demographics data derived from AlphaMap

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