



FOR SALE

644 W. PARK AVE
AURORA, IL

\$1,999,900

IMMEDIATELY AVAILABLE

Discover a pre-approved truck parking opportunity in The City of Aurora! This property features an enclosed yard with a powered entry gate, ensuring secure access and peace of mind. Offering a blend of secure and outdoor storage options, it encompasses two parcels totaling 1.63 acres. The recently remodeled office space adds a modern touch, complemented by upgraded power for enhanced functionality. Additionally, the property includes a 1,500 sq ft shop, ideal for a variety of operational needs. With its immediate availability, this location is perfect for your truck parking and storage requirements.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



644 W. PARK AVE, AURORA



PROPERTY HIGHLIGHTS

IMMEDIATELY
AVAILABLE

24-HOUR
ACCESS

FENCED
LOT

1.63+/-
ACRES

ENCLOSED
YARD

OUTDOOR
STORAGE

PAVED & GRAVEL SITE / TRUCK PARKING ALLOWED

APN: 15-21-128-004 PROPERTY TAXES: \$5,427.96

APN: 15-21-128-005 PROPERTY TAXES: \$1,679.50

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AURORA ILLINOIS DEMOGRAPHICS

644 W. Park Ave, Aurora, IL

<https://www.census.gov/quickfacts/fact/table/auroracityillinois/PST045222>

2022 POPULATION

177,866

ACCOMMODATION & FOOD SERVICE SALES

281,801

2017

MEDIAN PROPERTY VALUE

\$208,500

TOTAL RETAIL SALES

\$10,846

PER CAPITA

2017-2021 HOUSEHOLDS

61,003

MEDIAN HOUSEHOLD INCOME

\$79,642

2017 - 2021



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