

Medical/Office Space

Aurora, IL

FOR SALE

Exceptional opportunity to own this recently renovated, well-appointed 2500sf office condo in the highly desirable Waterford professional complex. Suite 170 offers 6 private offices, conference room, break room with kitchen, huddle area, bull pen, reception area, 2 bathrooms, a server room, and a storage/utility closet. This space is a functional and efficient layout ideal for medical, legal, financial, real estate, or general professional use.



Sale Price:

\$475,000

Taxes

\$9,690 (Annual)

Built:

2009

Building Size:

2,345 SF

County:

Dupage

1256 Waterford Drive

DEMOGRAPHICS MAP AND REPORT

Aurora, IL

Population

Households and Income



765

TOTAL POPULATION

0.25 MILES

3,324 | 14,715
0.5 MILES | 1 MILE



27.4

AVERAGE AGE

0.25 MILES

28.7 | 31.6
0.5 MILES | 1 MILE



26.1

AVERAGE AGE (MALE)

0.25 MILES

27.2 | 30.5
0.5 MILES | 1 MILE



31.4

AVERAGE AGE (FEMALE)

0.25 MILES

34.4 | 36.7
0.5 MILES | 1 MILE



257

TOTAL HOUSEHOLDS

0.25 MILES

1,058 | 4,446
0.5 MILES | 1 MILE



3.0

OF PERSONS PER HH

0.25 MILES

3.1 | 3.3
0.5 MILES | 1 MILE

** Demographic data derived from 2020 ACS - US Census*

PROPERTY DESCRIPTION

Conveniently located near Rush Copley Hospital and close to I-88 expressway offers easy access for patients, clients, customers, and employees. The building is well maintained and offers ample parking. Whether you're an owner-occupant looking to stop leasing or an investor seeking a stable commercial asset, this suite presents a strategic opportunity in a high-demand market.



1256

1256 Waterford Drive

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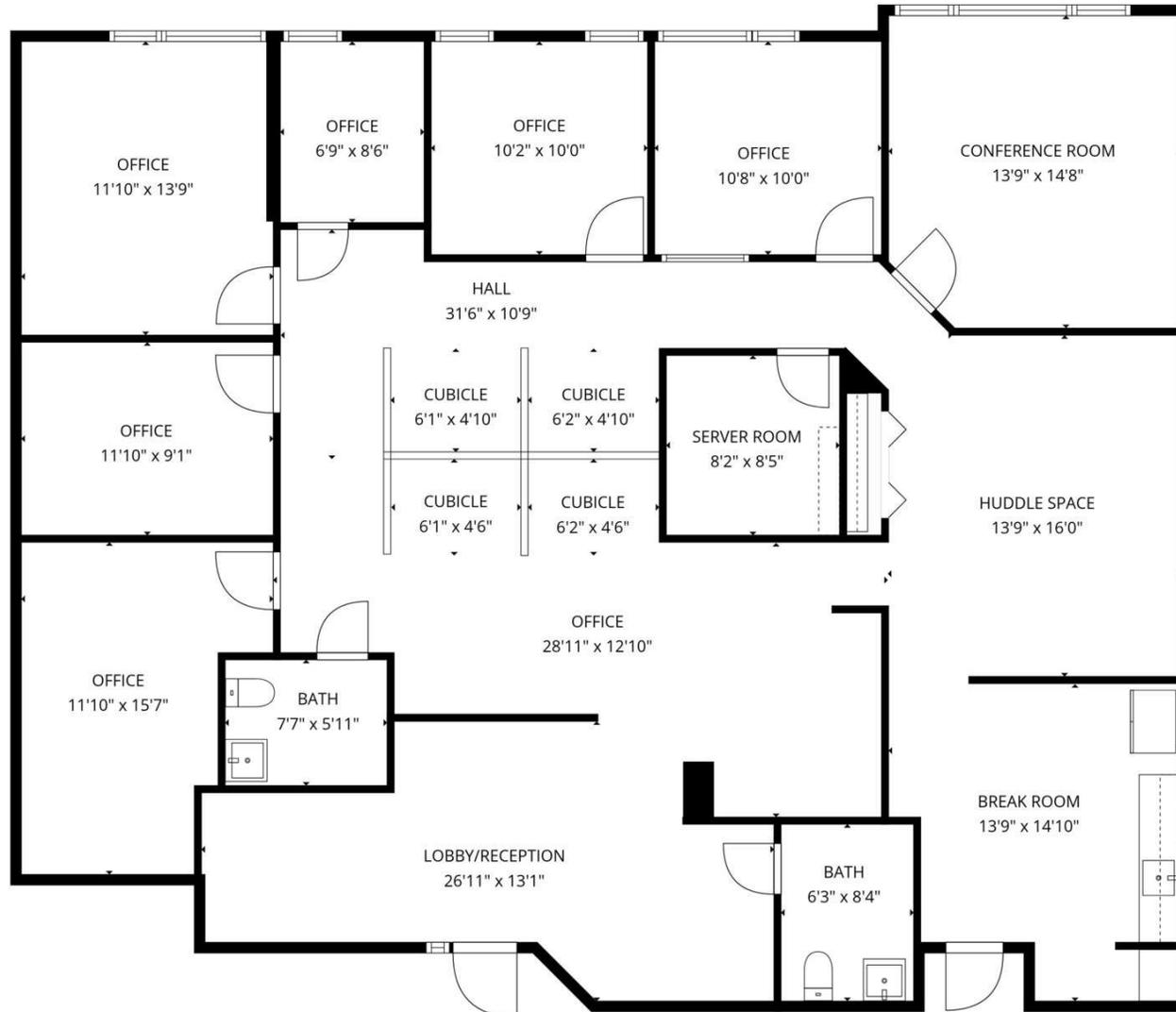
ADDITIONAL PHOTOS



1256 Waterford Drive

Aurora, IL

FLOOR PLANS



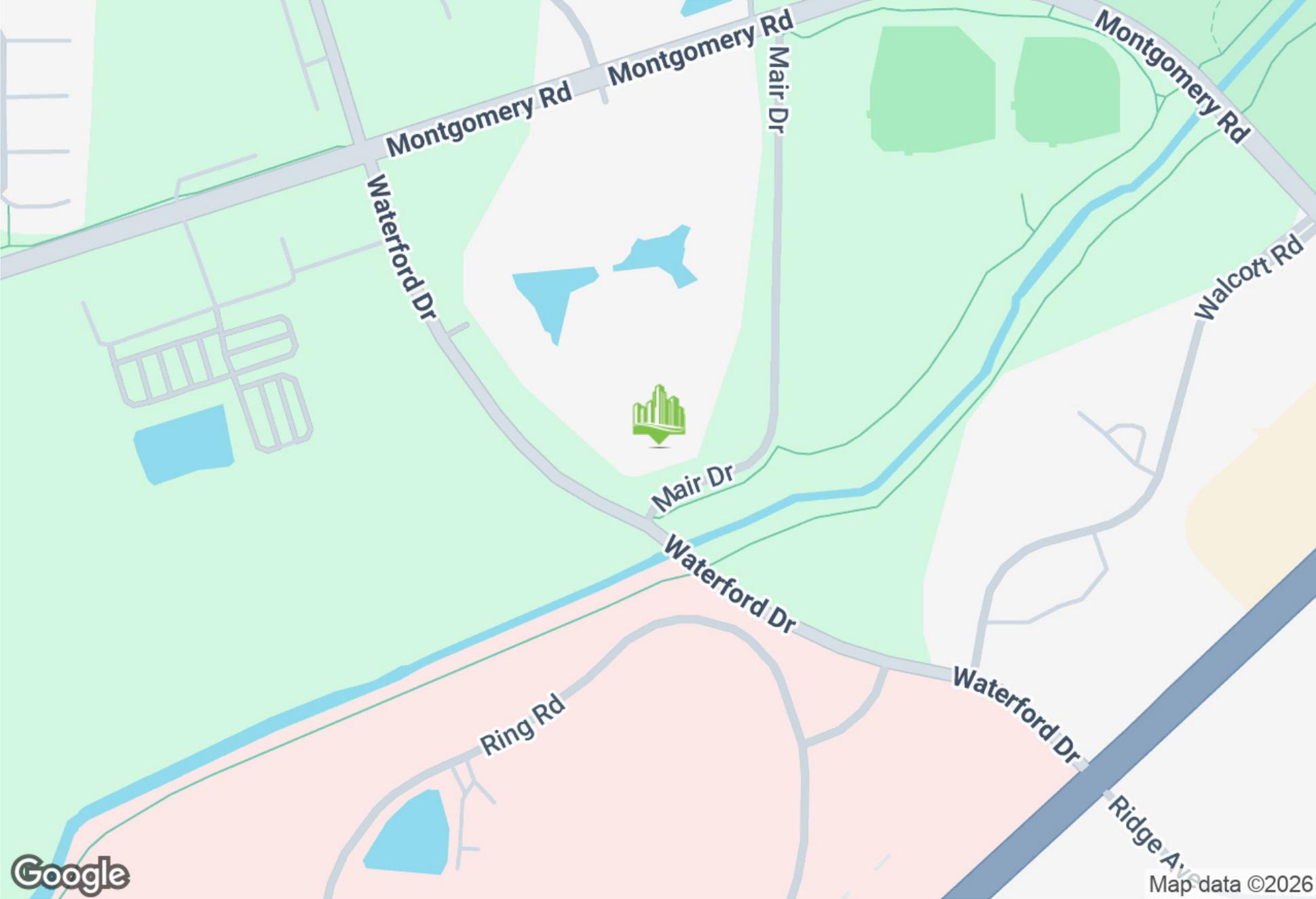
TOTAL: 2345 sq. ft
1st floor: 2345 sq. ft
EXCLUDED AREAS: WALLS: 103 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1256 Waterford Drive

Aurora, IL

LOCATION MAP



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MEET THE TEAM



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Senior VP

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