

227-229 W Wilson St

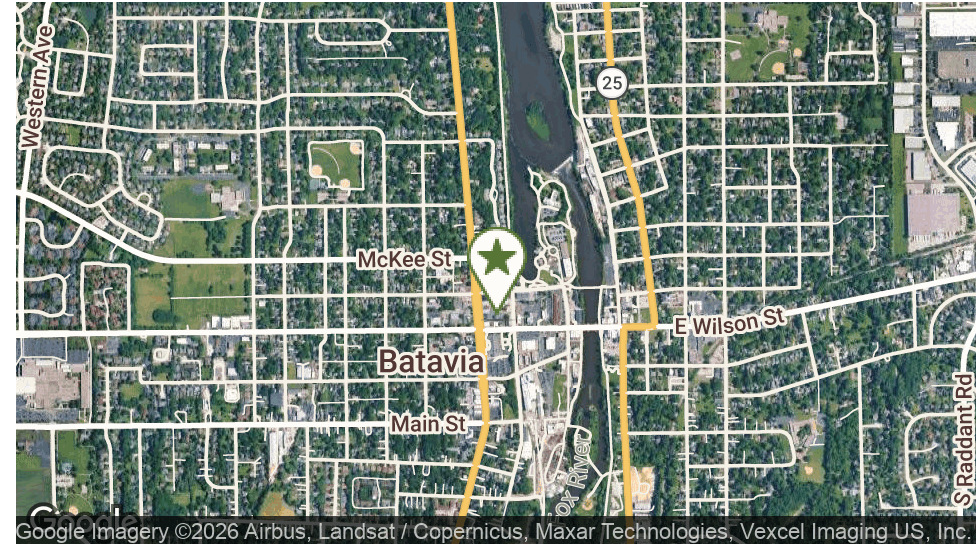
Batavia, IL 60510

STREET RETAIL FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	0.93± AC
Building Size:	2,777± SF
Year Built:	1950
2025 Taxes:	\$10,184
Zoning:	DMU
Traffic Count:	13,283 (E Wilson)
County:	Kane

PROPERTY OVERVIEW

2,777± SF fully updated and equipped restaurant building downtown Batavia. Move-in ready and includes complete commercial kitchen, dine-in area office and ample storage. On-site and street parking available.

Jon Waldron

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815.693.0544

Troy Cooper

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630.362.3996

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BUILDING IMPROVEMENTS

- New 5 1/4" PVC roof installed in 2023
- New exterior siding completed in 2023
- New plumbing installed in 2024
- New electrical installed in 2024
- Large walk-in freezer and cooler with new mechanical components
- Vulcan commercial cooking line, featuring: 60" griddle, Convection oven and 4-burner commercial range
- Two Atosa Mega Top sandwich prep coolers
- One Atosa under-griddle storage cooler
- New kitchen countertops and flooring
- Fresh interior paint in the restaurant and bathrooms



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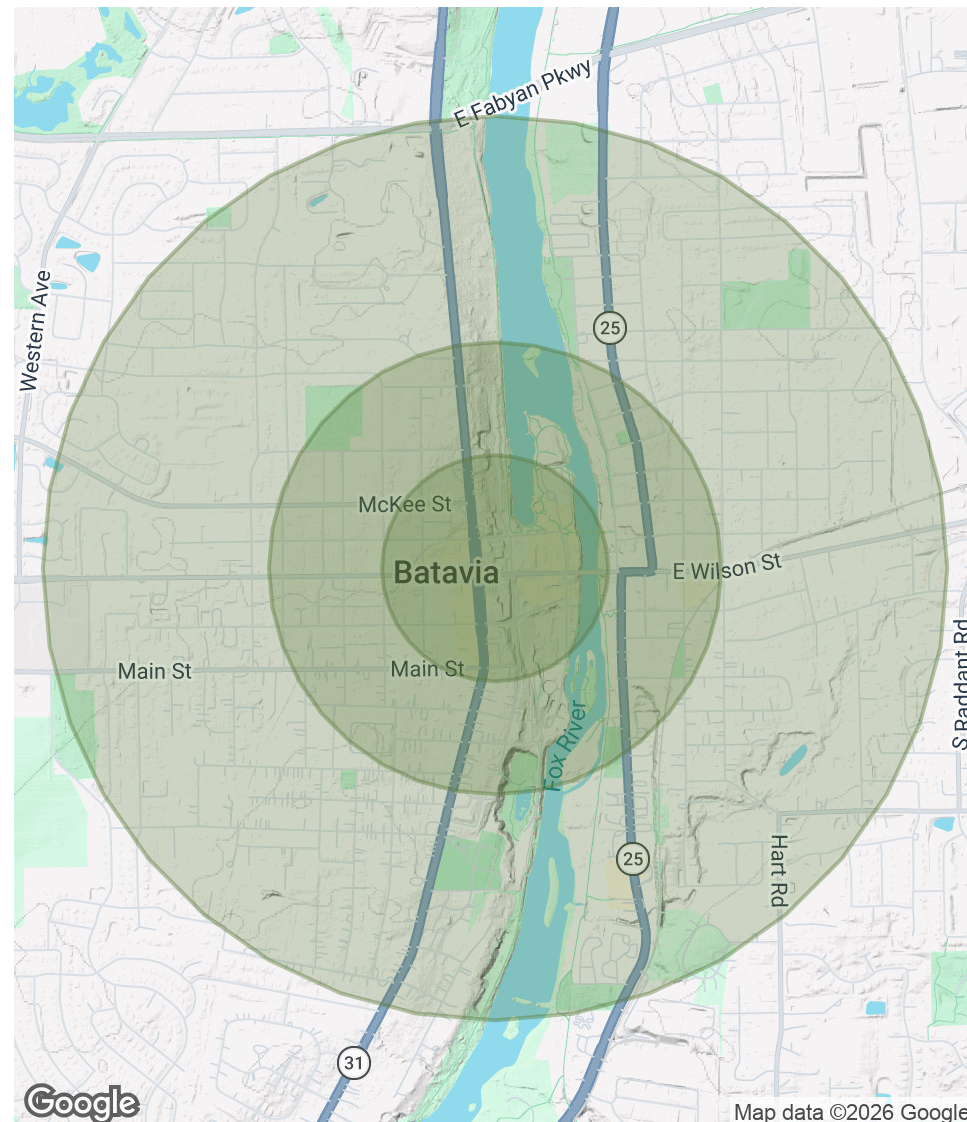
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	2,563	9,851
Average Age	54.3	45.7	41.3
Average Age (Male)	46.0	42.3	39.7
Average Age (Female)	57.8	48.0	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	262	1,120	4,032
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$97,334	\$104,292	\$119,769
Average House Value	\$339,116	\$313,193	\$333,672

2023 American Community Survey (ACS)



Map data ©2026 Google

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