



**SALE**

# Vintage Commercial Building for Sale

**117 S PRAIRIE ST**

Batavia, IL 60510

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**PRESENTED BY:**

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## PROPERTY SUMMARY



SALE PRICE	\$320,000
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### OFFERING SUMMARY

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 on two floors is ideal 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.

Zoned Downtown Mixed Use. Could potentially be live/work with a zoning change/special use.

### LOCATION OVERVIEW

Conveniently located near downtown Batavia south of Wilson Street on South Prairie Street. Nestled in the heart of Batavia, Illinois, this Historic Commercial building for sale offers more than just a prime investment opportunity. The surrounding area is defined by its vibrant charm and historic significance, with a diverse mix of dining, shopping, and entertainment options within walking distance.

### 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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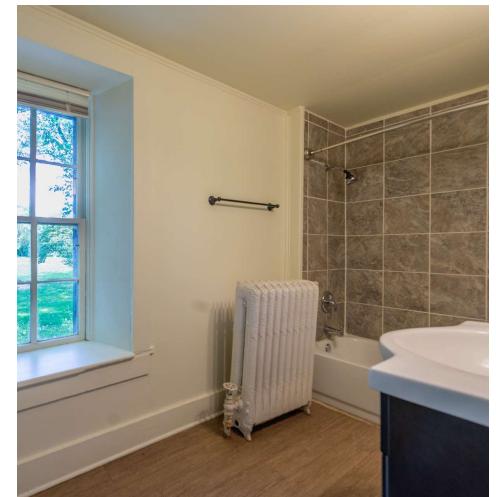
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## EXTERIOR



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## FIRST FLOOR



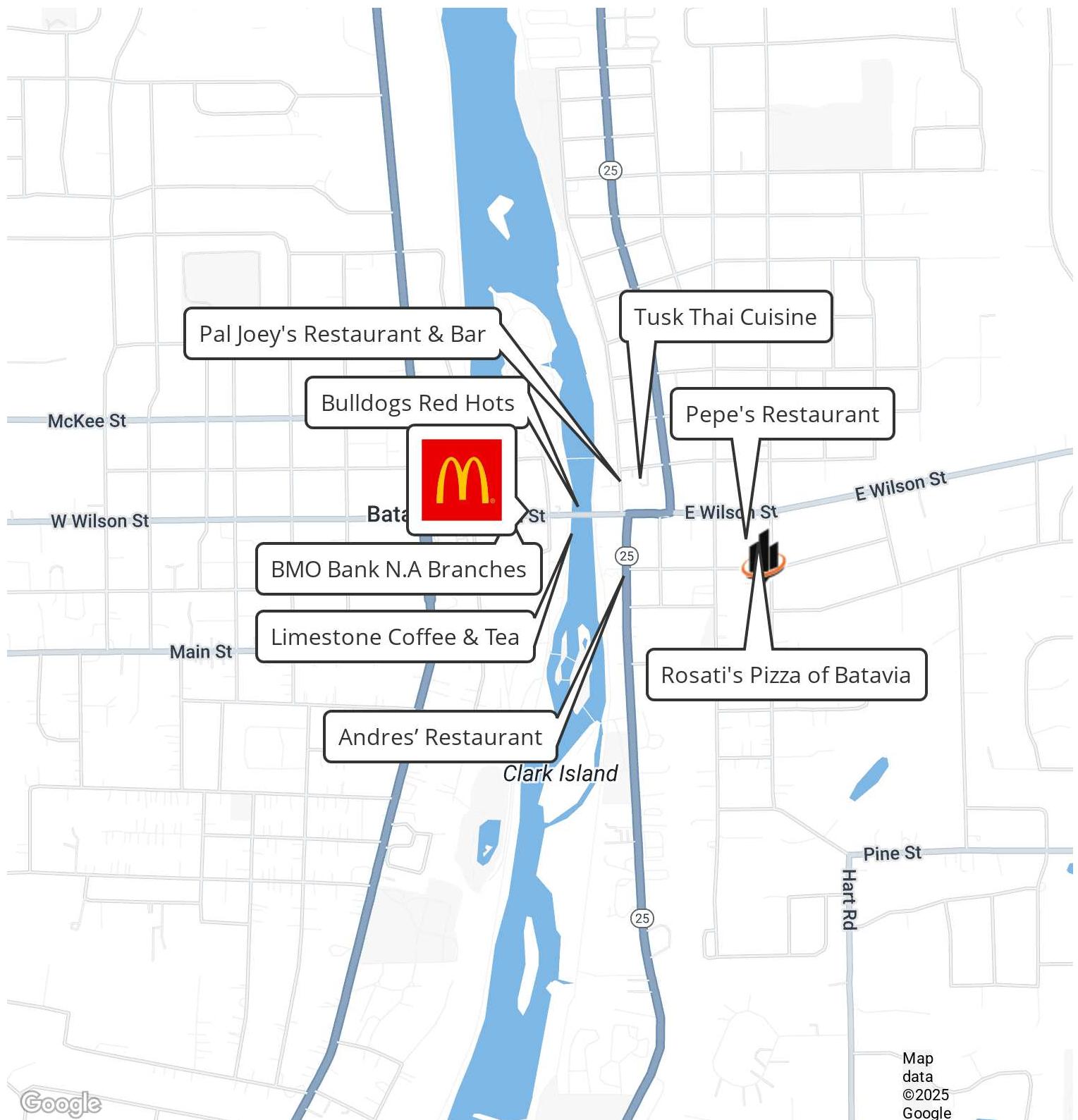
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## SECOND FLOOR



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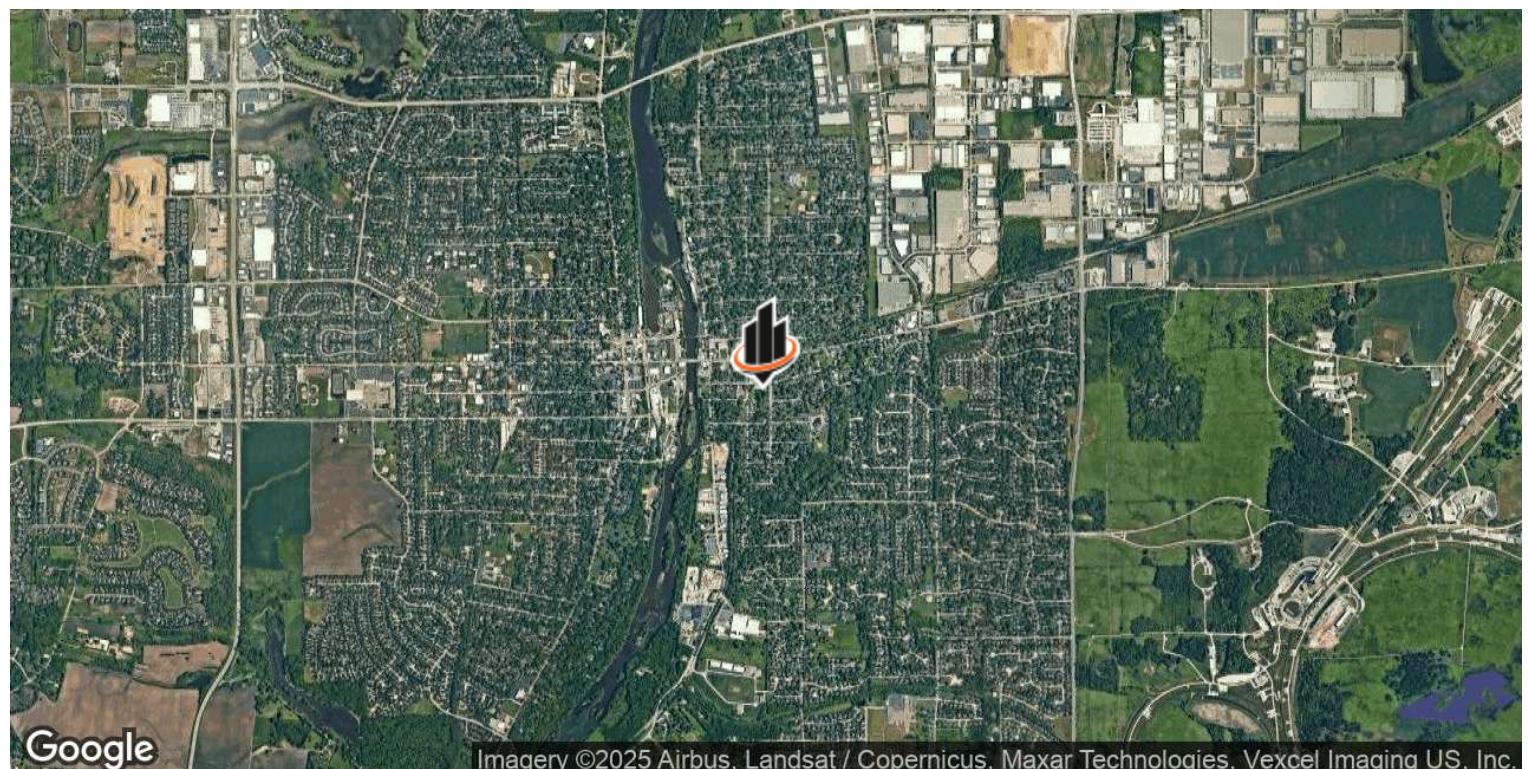
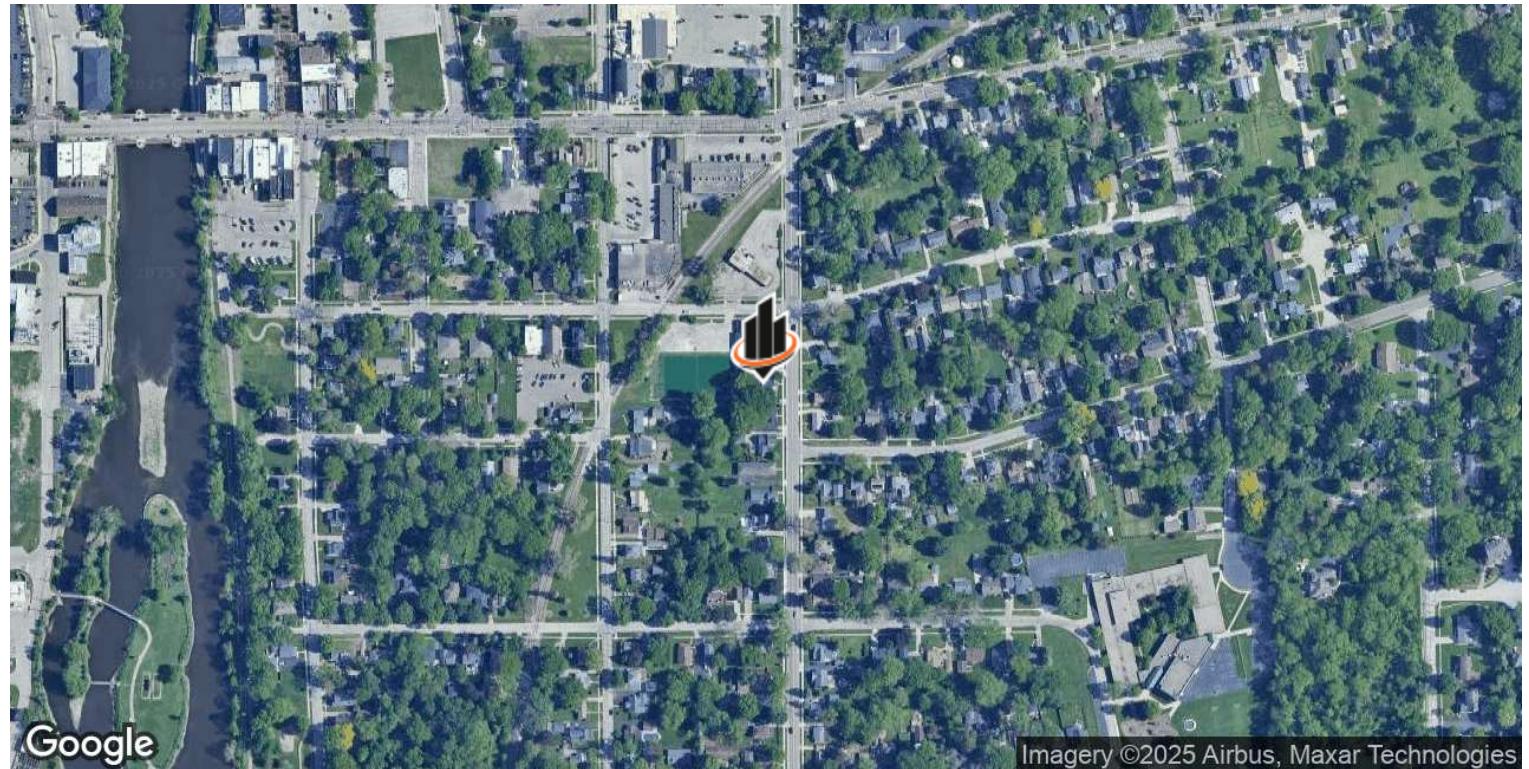
## SURROUNDING BUSINESSES



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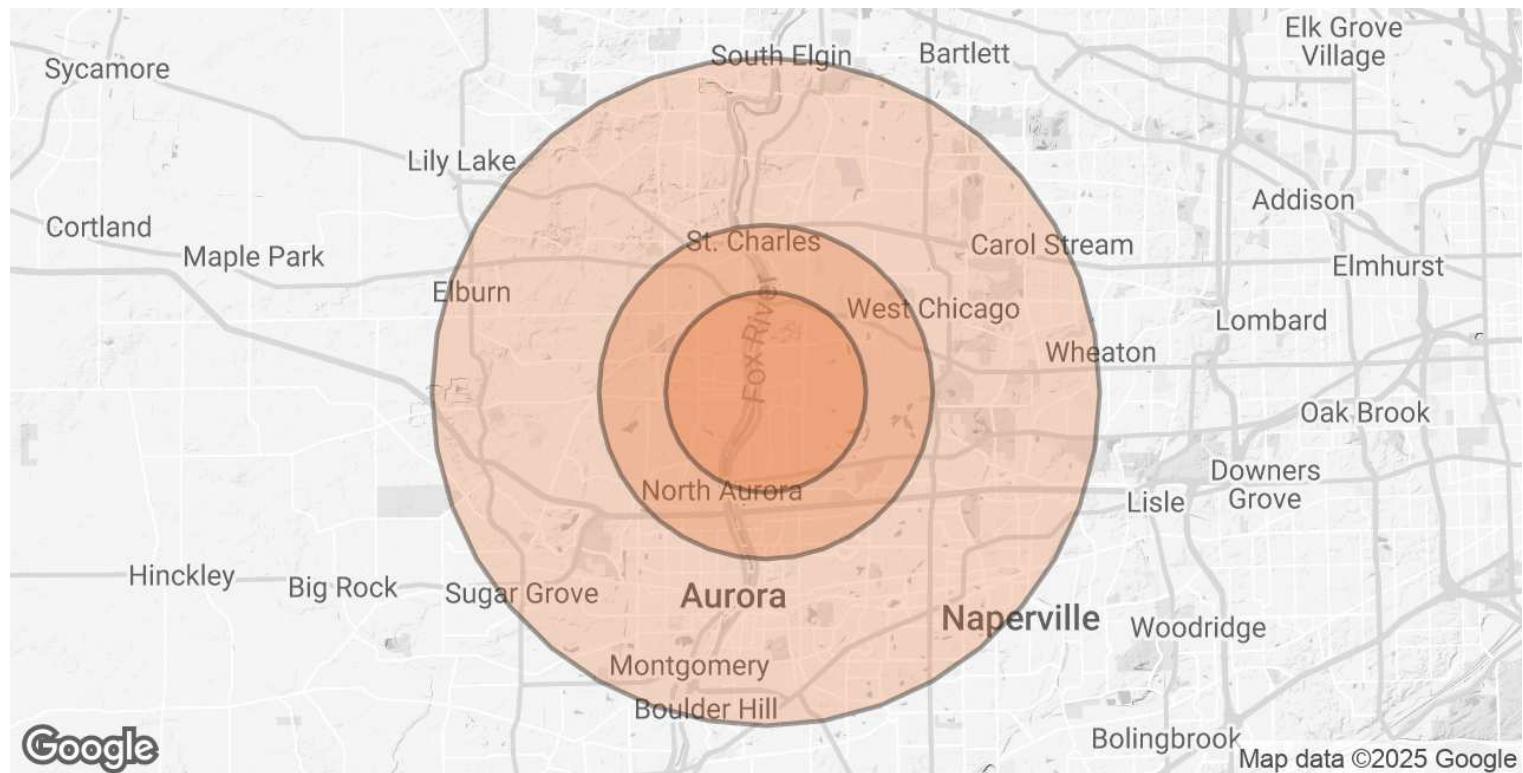
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

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

## HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap

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