



SALE

Vintage Commercial Building for Sale

117 S PRAIRIE ST

Batavia, IL 60510

PRESENTED BY:

JEFF CADWALLADER

O: 630.938.4950

jeff.cadwallader@svn.com

SHARON O'LEARY

O: 630.938.4950

sharon.oleary@svn.com

PROPERTY SUMMARY



SALE PRICE	\$320,000
------------	-----------

OFFERING SUMMARY

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

JEFF CADWALLADER
O: 630.938.4950
jeff.cadwallader@svn.com

SHARON O'LEARY
O: 630.938.4950
sharon.oleary@svn.com

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

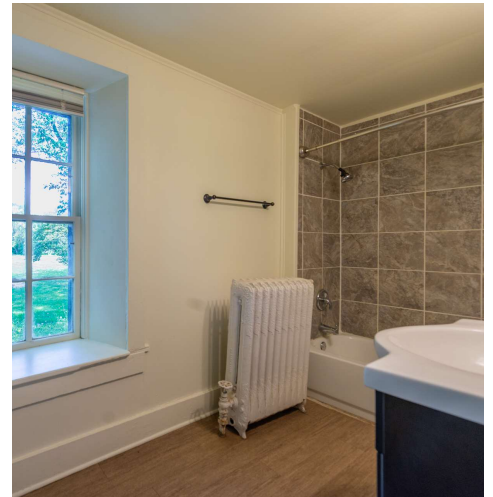
- Charming vintage building
- Walk to downtown Batavia restaurants and shops
- Minutes to Kirk Road and access to I-88
- Perfect for Professional office or service use

EXTERIOR



JEFF CADWALLADER **SHARON O'LEARY**
O: 630.938.4950 O: 630.938.4950
jeff.cadwallader@svn.com sharon.oleary@svn.com

FIRST FLOOR



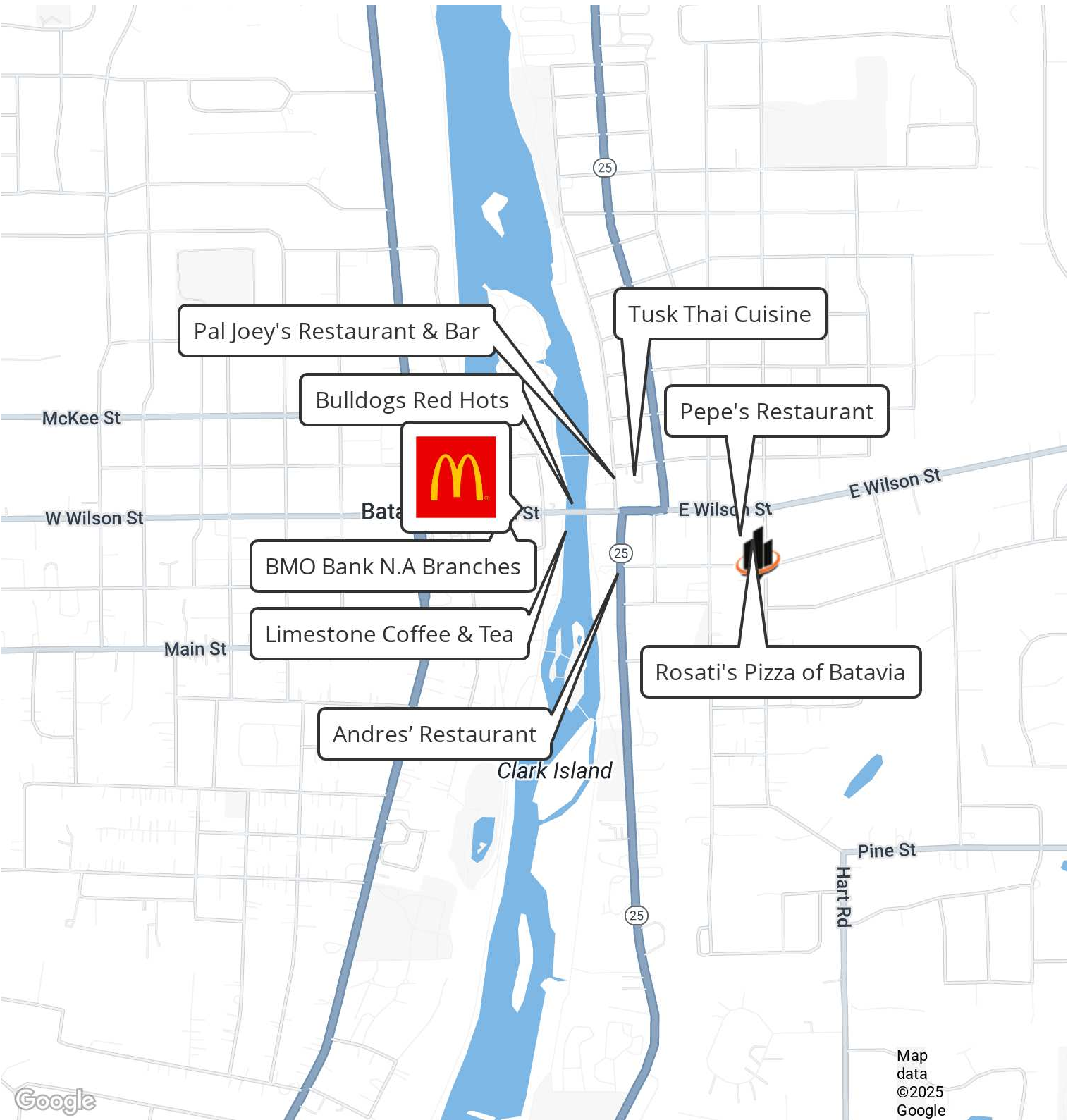
JEFF CADWALLADER **SHARON O'LEARY**
O: 630.938.4950 O: 630.938.4950
jeff.cadwallader@svn.com sharon.oleary@svn.com

SECOND FLOOR



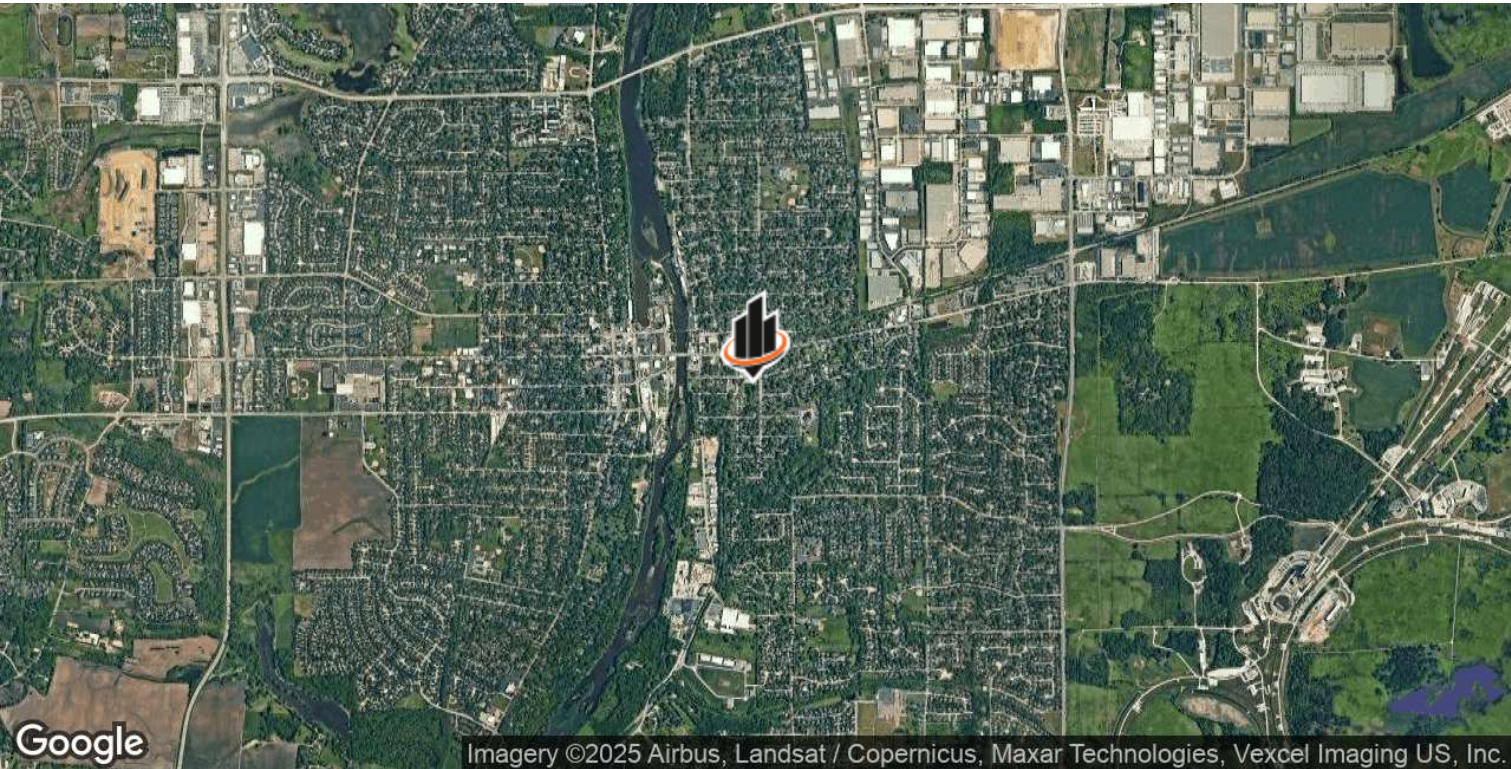
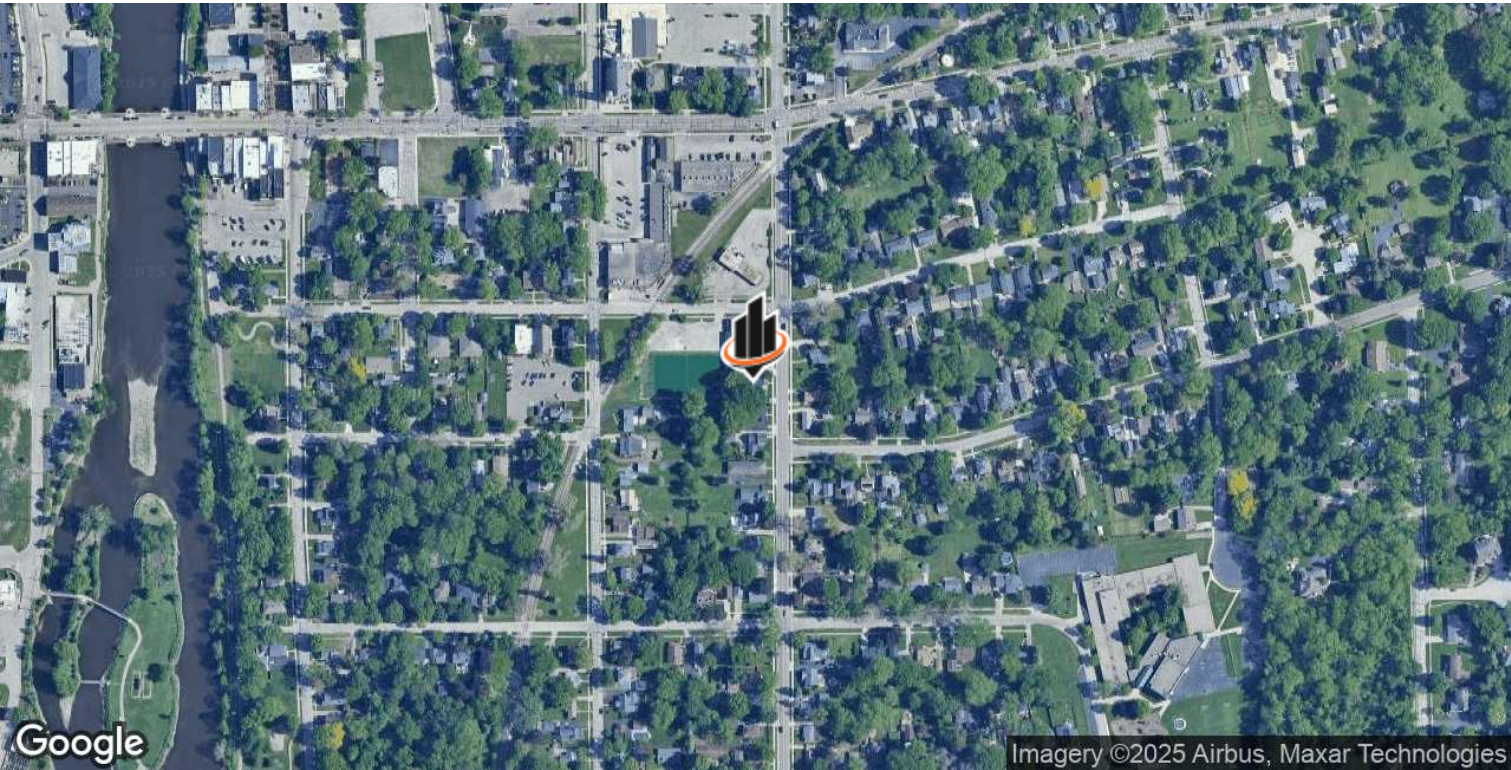
JEFF CADWALLADER **SHARON O'LEARY**
O: 630.938.4950 O: 630.938.4950
jeff.cadwallader@svn.com sharon.oleary@svn.com

SURROUNDING BUSINESSES



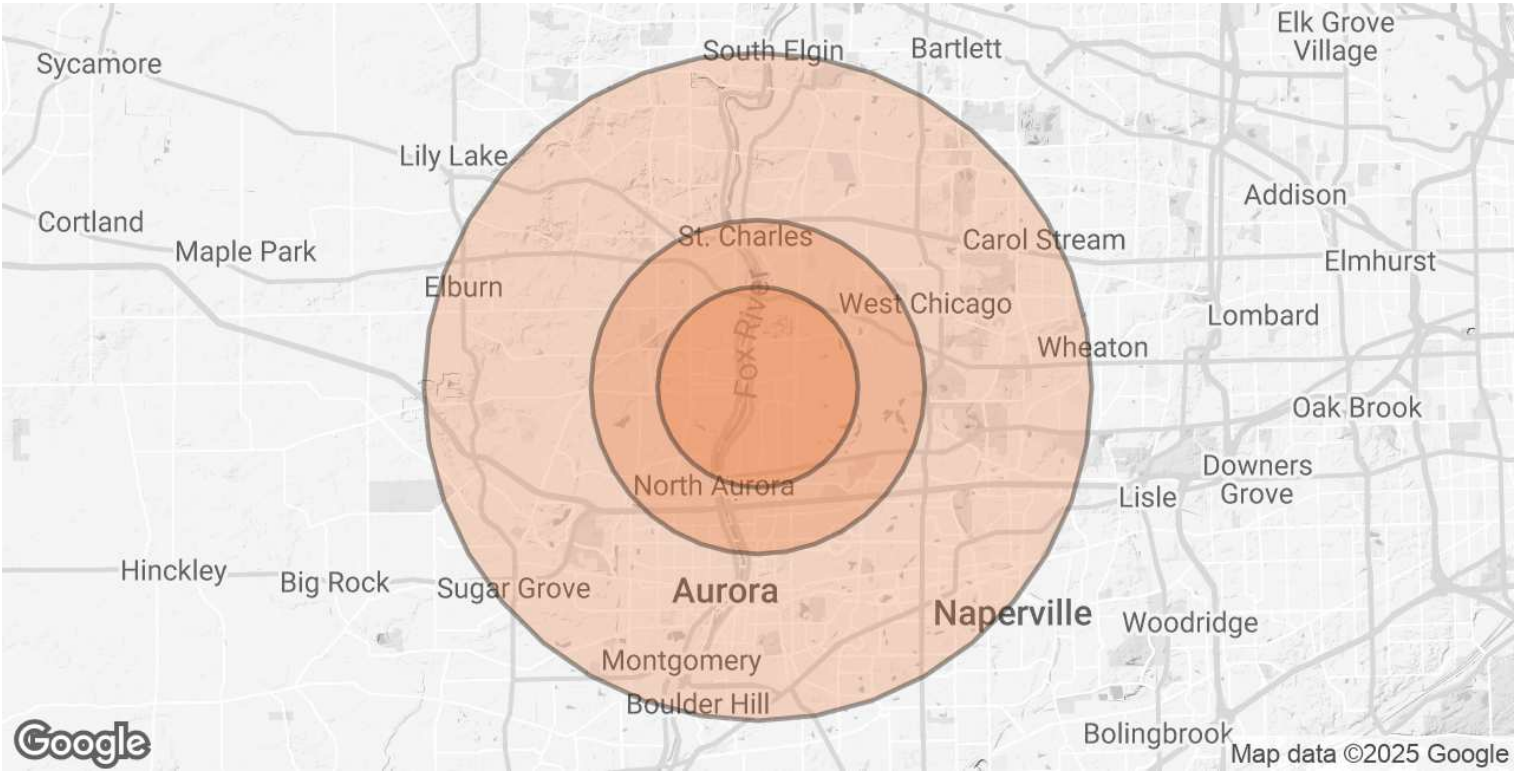
JEFF CADWALLADER **SHARON O'LEARY**
O: 630.938.4950 O: 630.938.4950
jeff.cadwallader@svn.com sharon.oleary@svn.com

LOCATION MAP



JEFF CADWALLADER **SHARON O'LEARY**
O: 630.938.4950 O: 630.938.4950
jeff.cadwallader@svn.com sharon.oleary@svn.com

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

JEFF CADWALLADER
O: 630.938.4950
jeff.cadwallader@svn.com

SHARON O'LEARY
O: 630.938.4950
sharon.oleary@svn.com