

±3,520 SF
**COMMERCIAL/
RESIDENTIAL
BUILDING
FOR SALE**

Excellent
Investment or
Owner/User
Opportunity

Recently
Renovated

Located in the
Heart of
Downtown
Aurora


TRANSWESTERN
REAL ESTATE
SERVICES

46 W. NEW YORK STREET

Aurora, IL 60506

[Property Website](#)



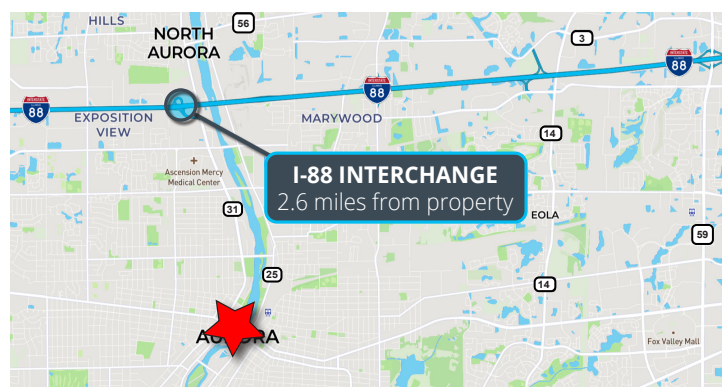
BUILDING SPECIFICATIONS

- Building Size: ±3,520 SF
- Land Area: ±4,792 SF
- Commercial Size: ±1,750 SF (1st Floor)
- Ceiling Height: 14'
- Parking: Street Parking
- Zoning: DC - Downtown Core
- Construction: Masonry
- Heating: Gas
- Year Built: 1900
- Years Renovated: 2005 & 2025
- RE Taxes: \$2.40 PSF (2024)
- **Sale Price: Subject to Offer**

PROPERTY HIGHLIGHTS

- Excellent investment or owner/user opportunity
- Recently renovated brick commercial/residential building in the heart of downtown Aurora
- Currently separated into three units -
 - 1st Floor: ±1,750 Commercial Space
 - 2nd Floor: Renovated studio and 1-bedroom apartment with granite counter tops and stainless steel appliances
 - Full basement for additional storage/work space (not included in total building SF)

LOCATION MAP



Michael Marconi, SIOR
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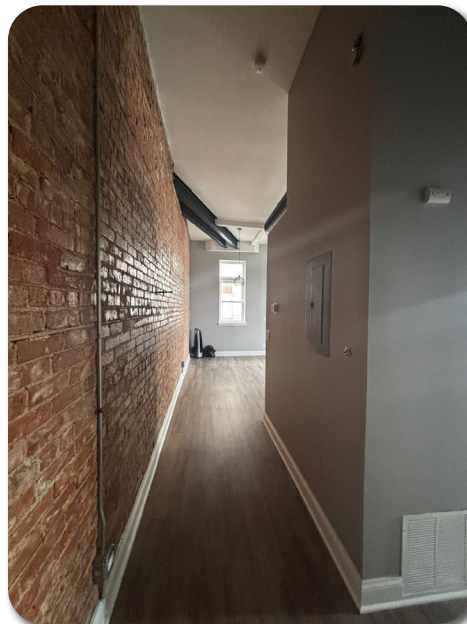
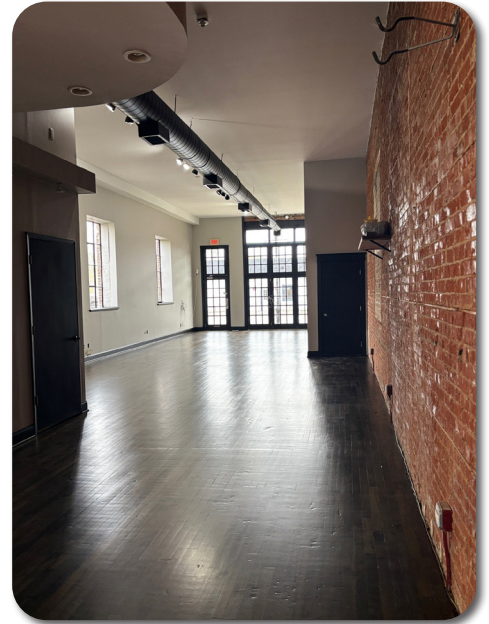

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[CLICK HERE TO VIEW ALL PROPERTY PHOTOS](#)



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