

FOR SALE

# 850 S. FRONTENAC STREET

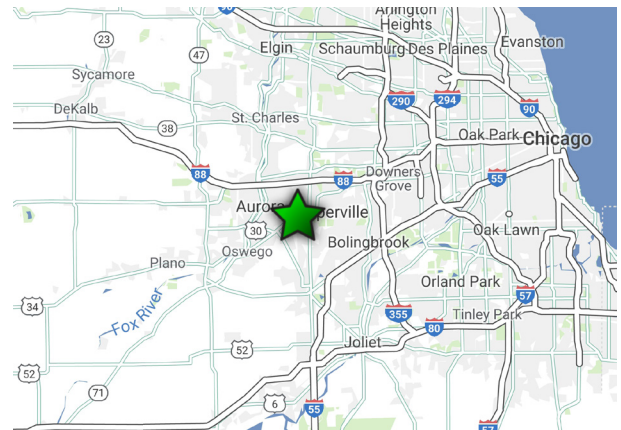
AURORA, IL 60504

OVER 21% PRICE REDUCTION!



## PROPERTY HIGHLIGHTS

- + Priced for a Quick Sale: \$1,575,000
- + Building Size:  $\pm$ 17,280 SF Building situated on  $\pm$ 1.65 AC of land
- + Built in 2008
- + Building Includes:
  - Large open area
  - 20' Ceiling clear height
  - Large waiting area
  - 2 Standard private offices
  - 4 Extra-large private rooms with sinks
  - 2 Bathrooms
- + Conveniently located south of Ogden Avenue
- + Ample Parking:  $\pm$ 80 Surface spaces (5/1,000 SF parking ratio)
- + Impeccably maintained property with open layout to accommodate a wide variety of uses
- + Building is fully air conditioned
- + 600 amp electric
- + Low DuPage County RE Taxes - (\$35,435.90 payable in 2020)
- + Close proximity to Fox Valley Mall and the Route 59 Retail Corridor



## CONTACT US

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[www.cbre.us/850frontenac](http://www.cbre.us/850frontenac)

CBRE

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## PROPERTY PHOTOS



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**CBRE**

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## AERIAL & DEMOS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,105	104,722	284,459
Estimate Households	5,116	35,534	93,306
Median HH Income	\$93,759	\$102,644	\$89,548
Average HH Income	\$115,856	\$127,851	\$117,768
Daytime Population	9,543	97,725	262,100

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