



**SALE PRICE: \$749,000**

### Property Highlights

- Price/SF: \$44.06
- Building Size: 17,000 +/- SF
- Lot Size: 5.59 Acres
- Parking Spaces: 70 +/-
- Large Commercial Grade Kitchen with Equipment & Ample Storage Space
- Utilities: City Water & Sewer; Electric & Gas
- Permitted Uses: Office for Sales/ Distribution, Professional Use, Restaurant, Etc.
- Conditional Uses: Funeral Home, Party Center, Worship Facility, Etc.
- Zoning: C-1
- Year Built: 1995
- Annual Taxes: \$18,834



### LISTING AGENT

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**PROPERTY OVERVIEW**

50 Trails End is the old Aurora Country Club that consists of a commercial kitchen, dining room, grille room, men & women's card room & locker room, sitting area and a couple general offices. There is also basement storage and an in-ground pool.

**LOCATION OVERVIEW**

50 Trails End is off of State Route 82 located 2 minutes away from 306 (Chillicothe Road). Close to many restaurants and shops. Nearby schools include Craddock Elementary School, Harmon Middle School and Aurora High School.

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	658	15,409	64,095
Total Population	1,714	39,141	169,487
Average HH Income	\$105,341	\$91,445	\$100,296

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*





