

FOR
SALE

30 N. Broadway Avenue

Aurora, Illinois 60506

Two-story With Penthouse

Property Information:

- 5,280 sf 3-story masonry building with 1,760 sf basement
- Downtown Core – prime location
- High traffic
- Located in TIF District
- Currently tenant is Ziegler Music
- Rehab candidate
- Great price!



Property Highlights:

Three-story property is located with a prime view of the Fox River in Downtown Aurora. The building is for sale as a stand-alone building or could be combined with one or more of the other 5 contiguous buildings currently for sale. The building's current first-floor tenant is Ziegler Music. The second and third floors are currently vacant but have an early 20th century charm. The building has boiler heat.

The value of these buildings is in the possibilities presented by combining them to create a themed development that potentially would attract synergies and other developers.



Asking Price: 199,999

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