

FOR
SALE

614 Prairie St Aurora, IL

RV/SELF STORAGE FACILITY

Property Information:

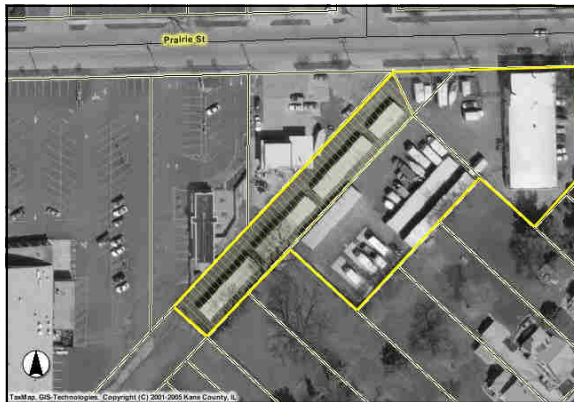
- 7,900 +/- square feet building
- 1.3 fenced acres
- 2 x Overhead Drive-In Doors
- Ample parking
- Convenient to I- 88
- Manufacturing District — Limited M-1
- Asking CAP Rate 10%



Property Highlights:

Unique investment property available for immediate sale. Property includes potential rental income from 30 outside storage units, 50 outside RV parking spaces, 14 indoor storage lockers, 2 inside parking spaces, two office leases, and an upscale 2-bedroom apartment. It is completely fenced, has controlled access, and supports ample opportunities for additional rental income. Current monthly rental rates are lower than market, providing some room for income enhancement.

This facility is located on the west side of Aurora on Prairie Street with great visibility and easy access.



PRICE: \$550,000

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