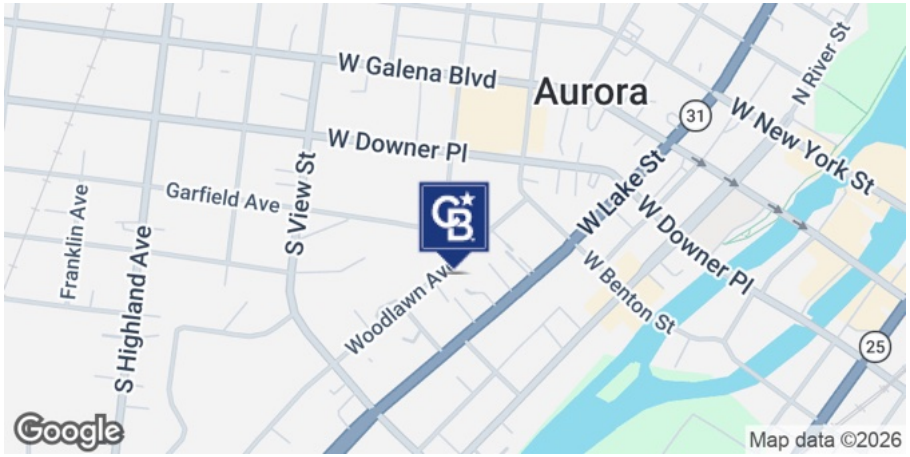
For Sale

162-172 Woodlawn Avenue

162-172 Woodlawn Avenue Aurora, IL 60506





PROPERTY DESCRIPTION

Fantastic Investment, Re-Development, and Owner-User Opportunity in Aurora, IL!! Available for sale are three buildings, 2 residential and 1 commercial, on approximately 0.54± acres (per Kane County GIS) across two parcels. 162 Woodlawn Ave: a 1-story home featuring 1 bedroom, 1 bathroom, kitchen, living room, and basement. 168 Woodlawn Ave: an automotive building featuring a garage with 2 Drive-in Doors, Office area w/ 1 bathroom, and a storage room. 172 Woodlawn Ave: a 2-story home featuring 4 bedrooms, 1 bathroom, foyer, family room, living room, extra room, kitchen & dining area, screened porch area, and a basement. Paved area provides ingress/egress to Woodlawn Avenue, as well as, parking for each building. The fenced area provides plenty of room for exterior storage or potential expansion. Conveniently located near Lake Street (IL-31) and Downtown Aurora. Property offers excellent development potential due in part to the M-1 zoning and the variety of uses permitted therein. While also offering an investor/user the opportunity to lease, or occupy the buildings as-is. An excellent opportunity that shouldn't be missed!!

OFFERING SUMMARY

Sale Price:	$925,000
Lot Size:	0.54± Acres
PINs:	15-21-429-016 15-21-429-064
Taxes (2025):	$9,151.34

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	245	1,368	6,202
Total Population	606	3,778	19,385
Average HH Income	$78,060	$74,584	$82,383

Mike Velasco
(847) 409-0232
mkvdeals@gmail.com

Jessie Cobb
(630) 745-8228
jessie.cobb@cbrealty.com

COLDWELL BANKER COMMERCIAL Realty

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Aerial Photos

162-172 Woodlawn Avenue

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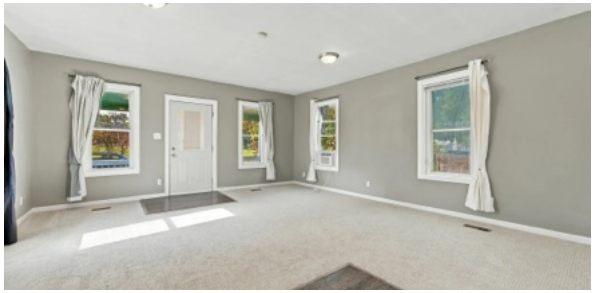
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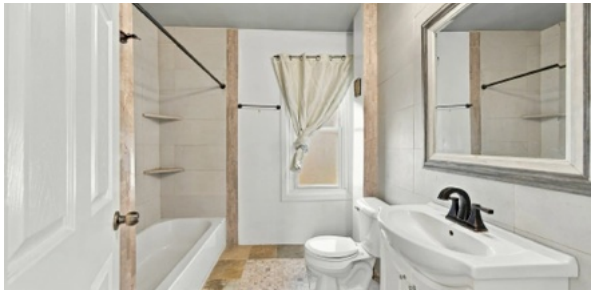
162 Woodlawn Ave

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jessie.cobb@cbrealty.com

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162 Woodlawn Ave (Floor Plan)

162-172 Woodlawn Avenue

162-172 Woodlawn Avenue Aurora, IL 60506



TOTAL: 608 sq. ft
Basement: 0 sq. ft, 1st floor: 608 sq. ft
EXCLUDED AREAS: BASEMENT: 546 sq. ft, DECK: 23 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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168 Woodlawn Ave

162-172 Woodlawn Avenue

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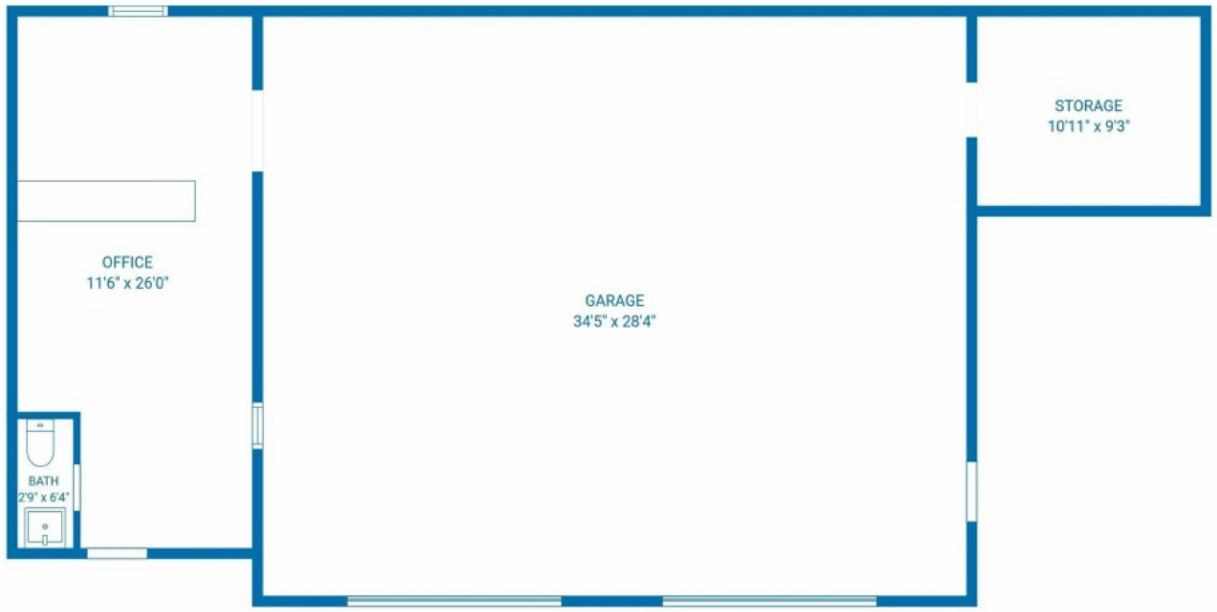
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168 Woodlawn Ave (Floor Plan)

162-172 Woodlawn Avenue

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TOTAL: 338 sq. ft
1st floor: 338 sq. ft
EXCLUDED AREAS: GARAGE: 1026 sq. ft, STORAGE: 118 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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172 Woodlawn Ave

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172 Woodlawn Ave (Floor Plan)

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TOTAL: 1933 sq. ft
Basement: 0 sq. ft, 1st floor: 974 sq. ft, 2nd floor: 959 sq. ft
EXCLUDED AREAS: BASEMENT: 974 sq. ft, PATIO: 399 sq. ft, SCREENED PORCH: 81 sq. ft, DECK: 33 sq. ft, OPEN TO BELOW: 15 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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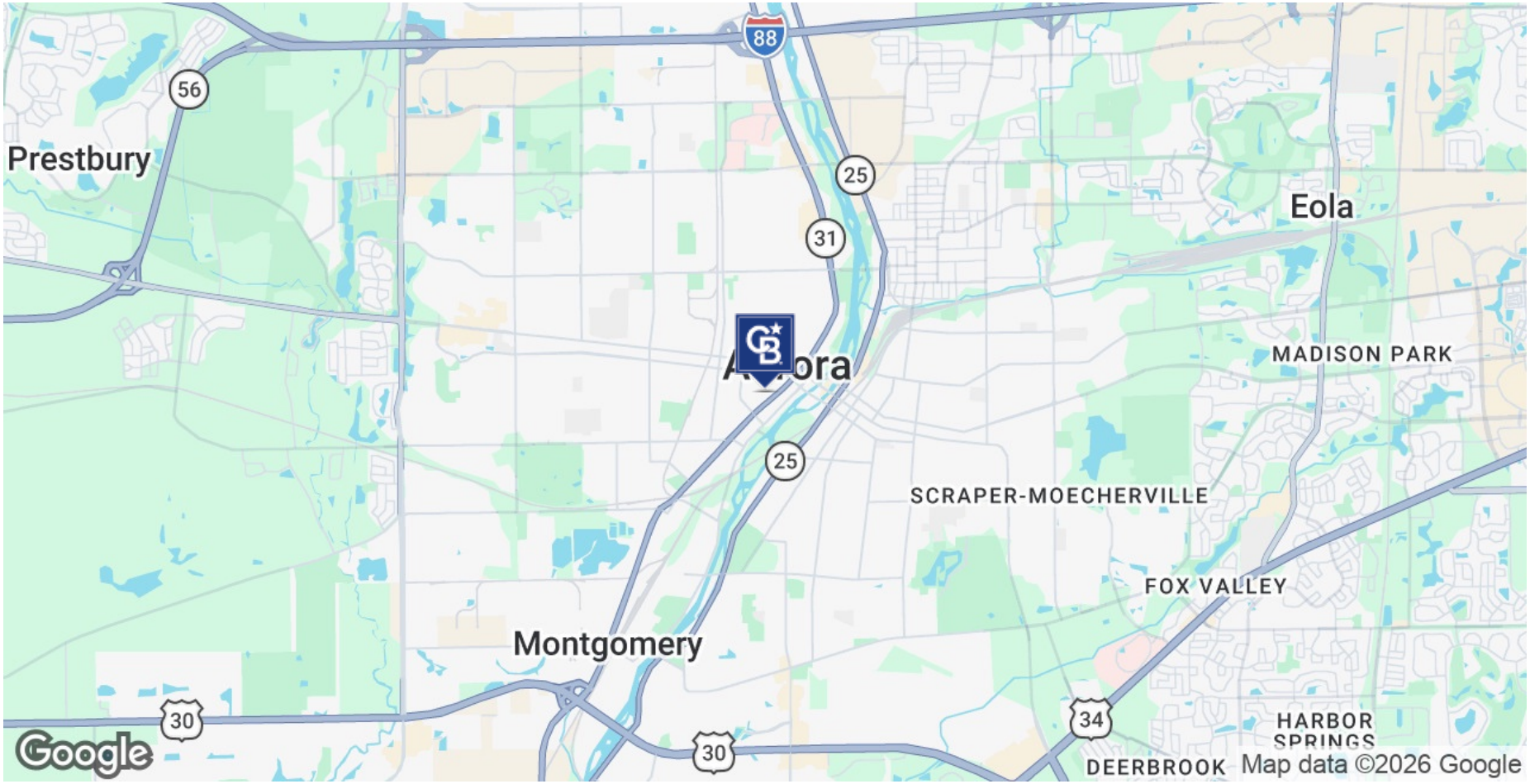
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Location Map

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Demographics

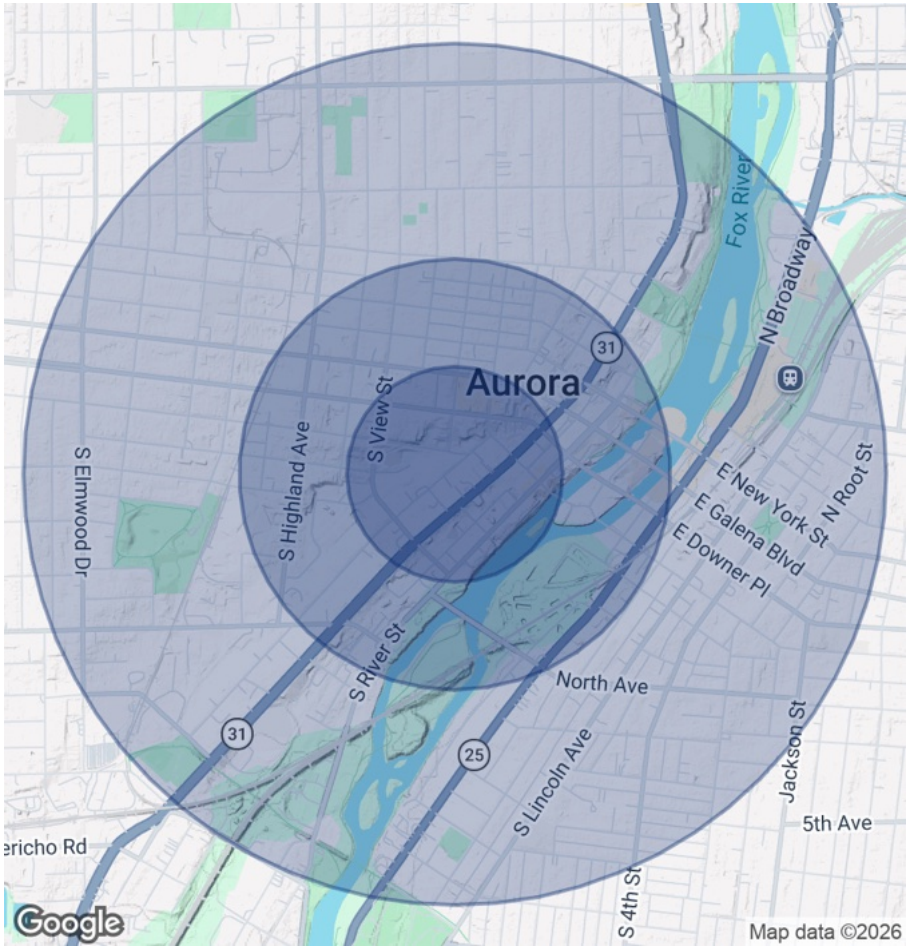
162-172 Woodlawn Avenue

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	606	3,778	19,385
Average Age	36.3	33.3	31.8
Average Age (Male)	36.2	33.5	31.7
Average Age (Female)	42.1	36.7	33.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	245	1,368	6,202
# of Persons per HH	2.5	2.8	3.1
Average HH Income	$78,060	$74,584	$82,383
Average House Value	$227,343	$219,011	$212,566

2023 American Community Survey (ACS)



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