

Medical/Office Space

Aurora, IL

FOR SALE

Exceptional opportunity to own this recently renovated, well-appointed 2500sf office condo in the highly desirable Waterford professional complex. Suite 170 offers 6 private offices, conference room, break room with kitchen, huddle area, bull pen, reception area, 2 bathrooms, a server room, and a storage/utility closet. This space is a functional and efficient layout ideal for medical, legal, financial, real estate, or general professional use.



Sale Price:

\$375,000

Taxes

\$9,690 (Annual)

Built:

2009

Building Size:

2,345 SF

County:

Dupage

WILLIAM PARK | 630.353.1190 | WILLIAM@JROSSIANDASSOCIATES.COM



REAL ESTATE &
PRACTICE ADVISORY

1256 Waterford Drive

Aurora, IL

DEMOGRAPHICS MAP AND REPORT



765

TOTAL POPULATION

0.25 MILES

| | |
|-----------|--------|
| 3,324 | 14,715 |
| 0.5 MILES | 1 MILE |



27.4

AVERAGE AGE

0.25 MILES

| | |
|-----------|--------|
| 28.7 | 31.6 |
| 0.5 MILES | 1 MILE |



\$94,529

AVERAGE HH INCOME

0.25 MILES

| | |
|-----------|-----------|
| \$97,969 | \$115,939 |
| 0.5 MILES | 1 MILE |



\$290,901

AVERAGE HOUSE VALUE

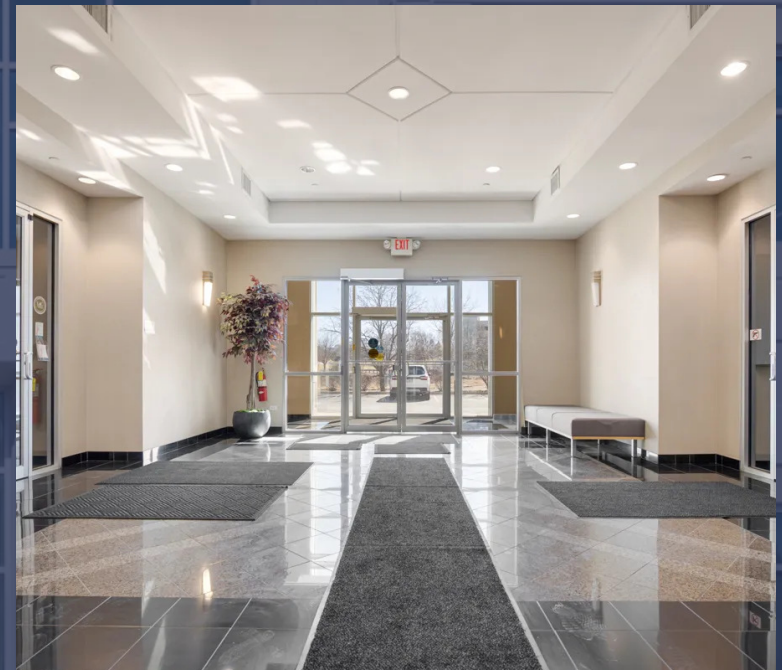
0.25 MILES

| | |
|-----------|-----------|
| \$279,967 | \$275,552 |
| 0.5 MILES | 1 MILE |

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

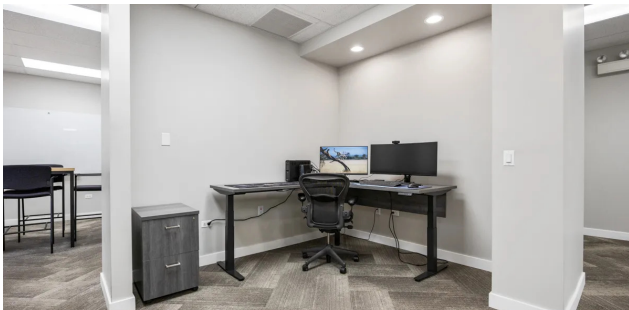
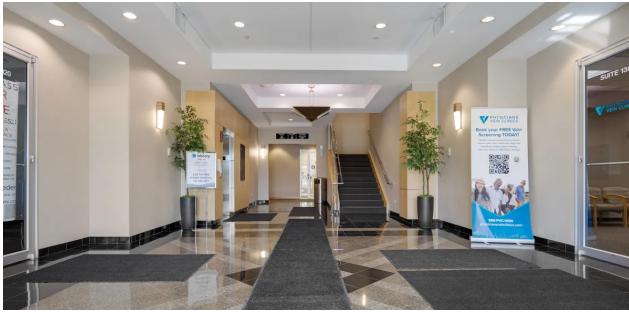
- Prime location in Aurora, IL
- 2,345 SF building space
- Built in 2009
- Ideal for office or medical use
- Modern and well-maintained property
- Ample parking for staff and visitors
- High visibility and easy access
- Proximity to amenities and major roads



1256 Waterford Drive

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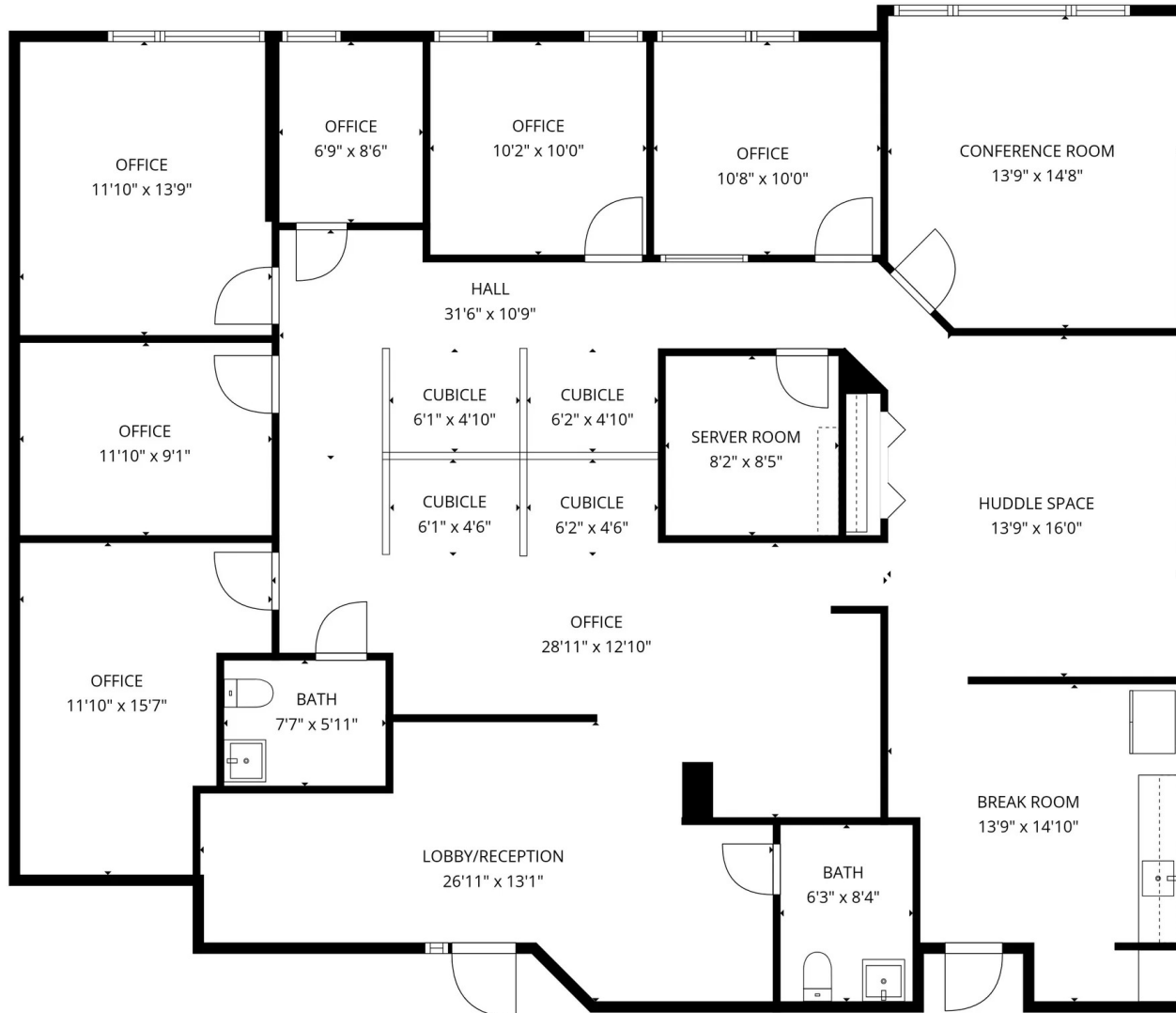
ADDITIONAL PHOTOS



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FLOOR PLANS



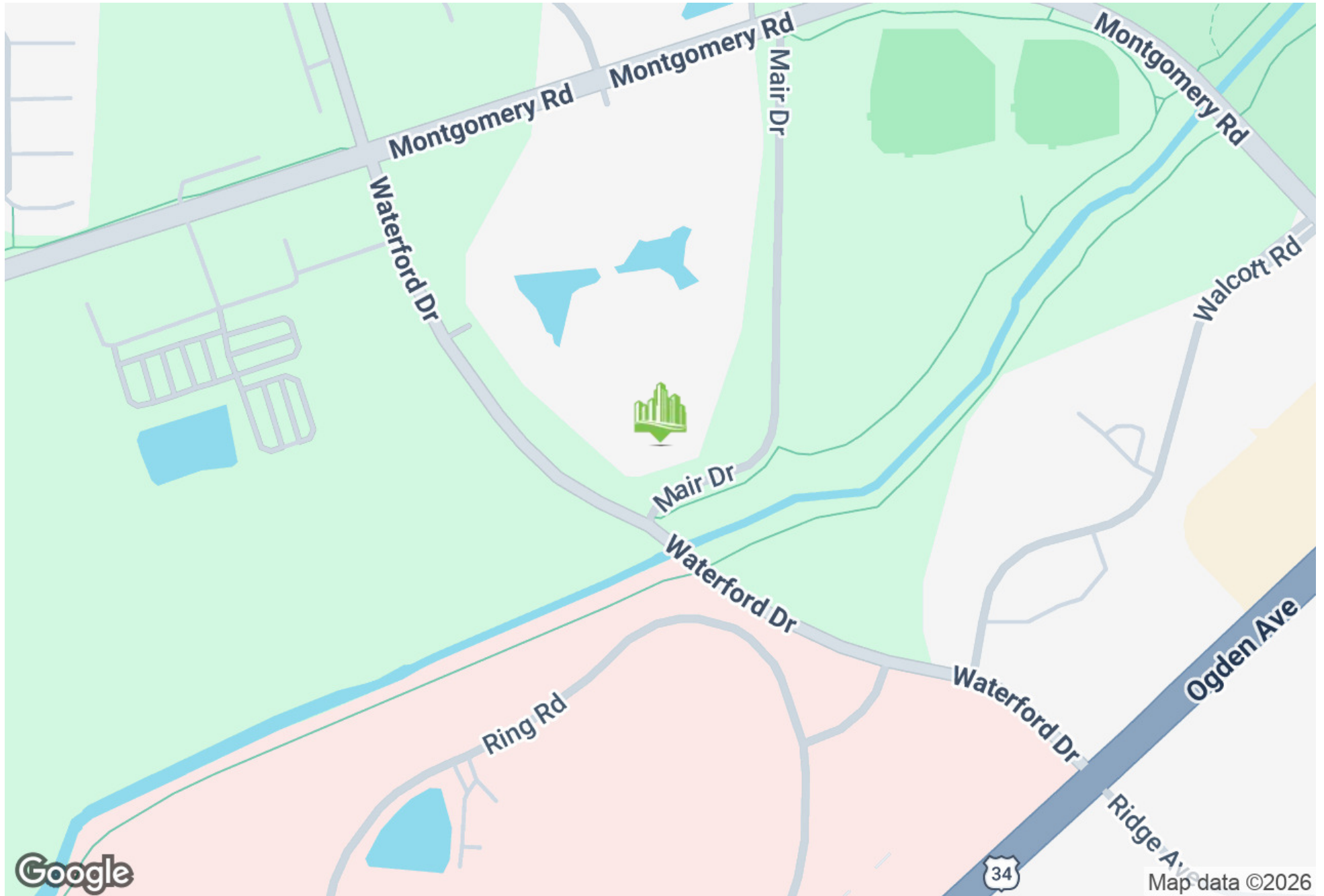
TOTAL: 2345 sq. ft
1st floor: 2345 sq. ft
EXCLUDED AREAS: WALLS: 103 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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LOCATION MAP



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MEET THE TEAM



WILLIAM PARK

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