

# 227-229 W Wilson St

Batavia, IL 60510

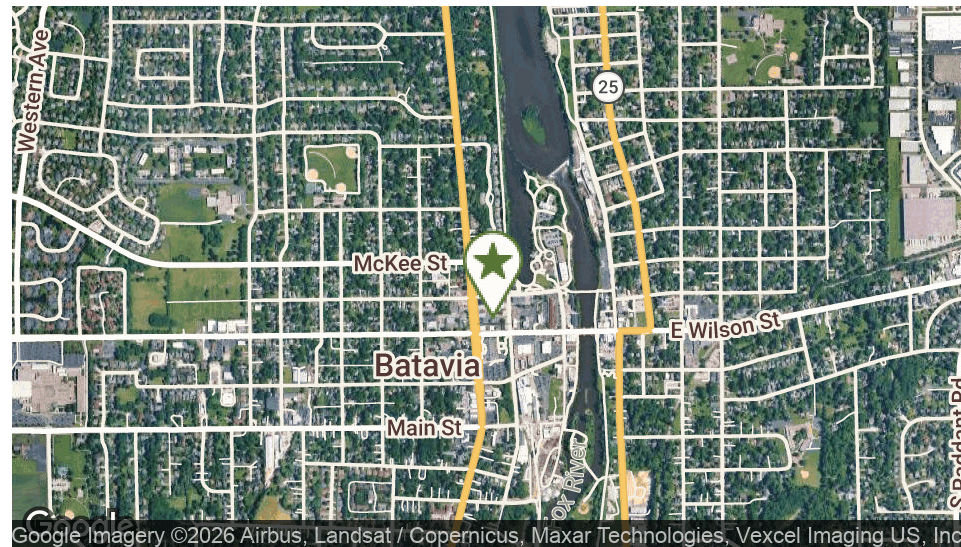
STREET RETAIL FOR SALE



john  
greene  
COMMERCIAL



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Sale Price:    | \$575,000         |
| Lot Size:      | 0.93± AC          |
| Building Size: | 2,777± SF         |
| Year Built:    | 1950              |
| 2025 Taxes:    | \$10,184          |
| Zoning:        | DMU               |
| Traffic Count: | 13,283 (E Wilson) |
| County:        | Kane              |

### PROPERTY OVERVIEW

2,777± SF fully updated and equipped restaurant building downtown Batavia. Move-in ready and includes complete commercial kitchen, dine-in area office and ample storage. On-site and street parking available.

#### Jon Waldron

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#### Troy Cooper

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### BUILDING IMPROVEMENTS

- New 5 1/4" PVC roof installed in 2023
- New exterior siding completed in 2023
- New plumbing installed in 2024
- New electrical installed in 2024
- Large walk-in freezer and cooler with new mechanical components
- Vulcan commercial cooking line, featuring: 60" griddle, Convection oven and 4-burner commercial range
- Two Atosa Mega Top sandwich prep coolers
- One Atosa under-griddle storage cooler
- New kitchen countertops and flooring
- Fresh interior paint in the restaurant and bathrooms



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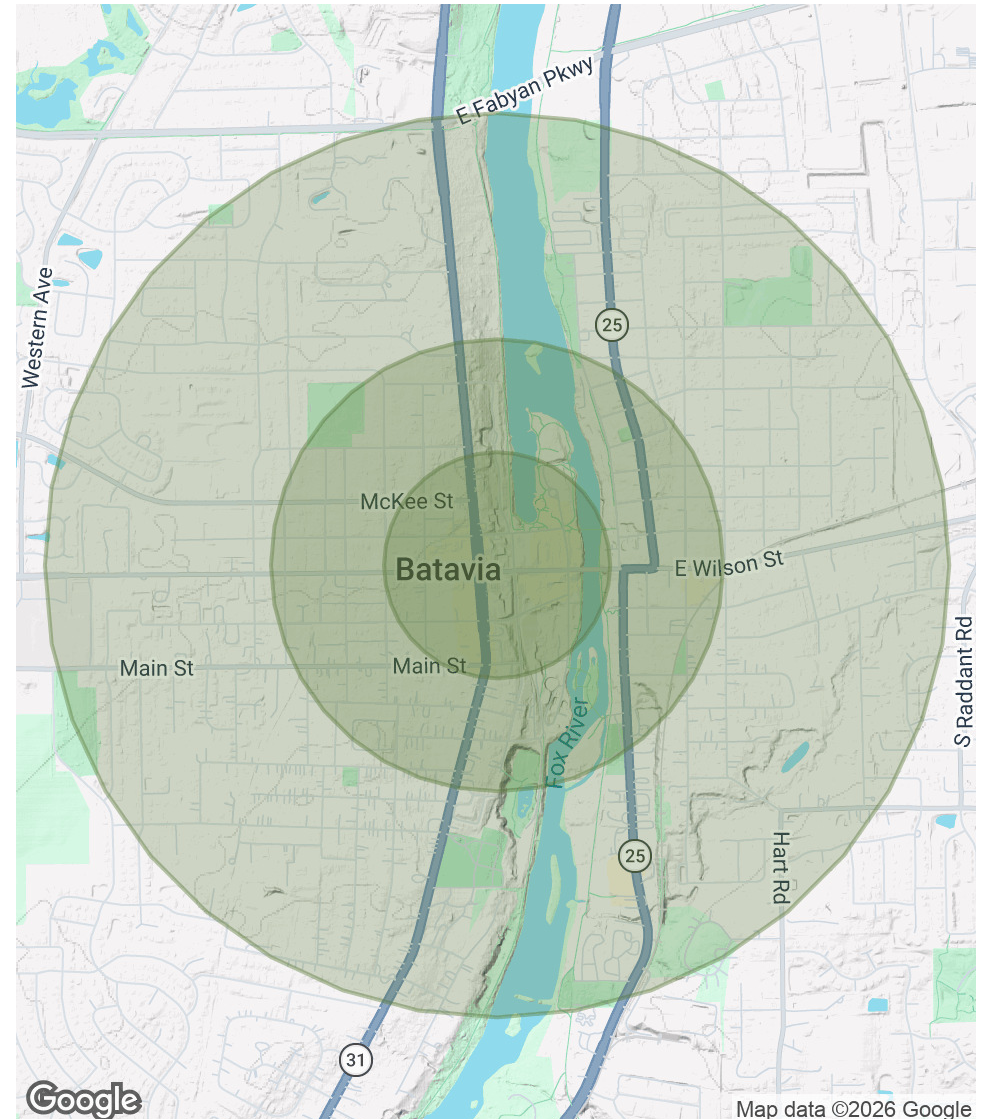
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 559        | 2,563     | 9,851  |
| Average Age          | 54.3       | 45.7      | 41.3   |
| Average Age (Male)   | 46.0       | 42.3      | 39.7   |
| Average Age (Female) | 57.8       | 48.0      | 44.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 262        | 1,120     | 4,032     |
| # of Persons per HH | 2.1        | 2.3       | 2.4       |
| Average HH Income   | \$97,334   | \$104,292 | \$119,769 |
| Average House Value | \$339,116  | \$313,193 | \$333,672 |

2023 American Community Survey (ACS)



Map data ©2026 Google

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