

# COMMERCIAL BUILDING & LOT **FOR SALE**

109 East Hydraulic Avenue, Yorkville, IL

4,400± SF Building

Plus 2,760± SF  
Basement

**\$1,299,000**

## 109 E Hydraulic, Yorkville, IL

4,400 SF Building plus basement, Fox River frontage



**Highlights:** Visible along IL Route 47, prime downtown location on Hydraulic Avenue with Fox River frontage

**Lot Size:** 9,495+ SF

**Building Size:** 4,400+ SF plus 2,760+ SF basement

**PIN:** 02-33-153-003; Kendall Township, Kendall County, City of Yorkville, IL

**Taxes:** \$6,890.68; '24 taxes payable '25

*Existing tenants in place for current investment income. Highly visible location with redevelopment potential.*



**Mike Mann, Broker**  
630-360-0344  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564  
630-730-2975



COMMERCIAL BUILDING & LOT

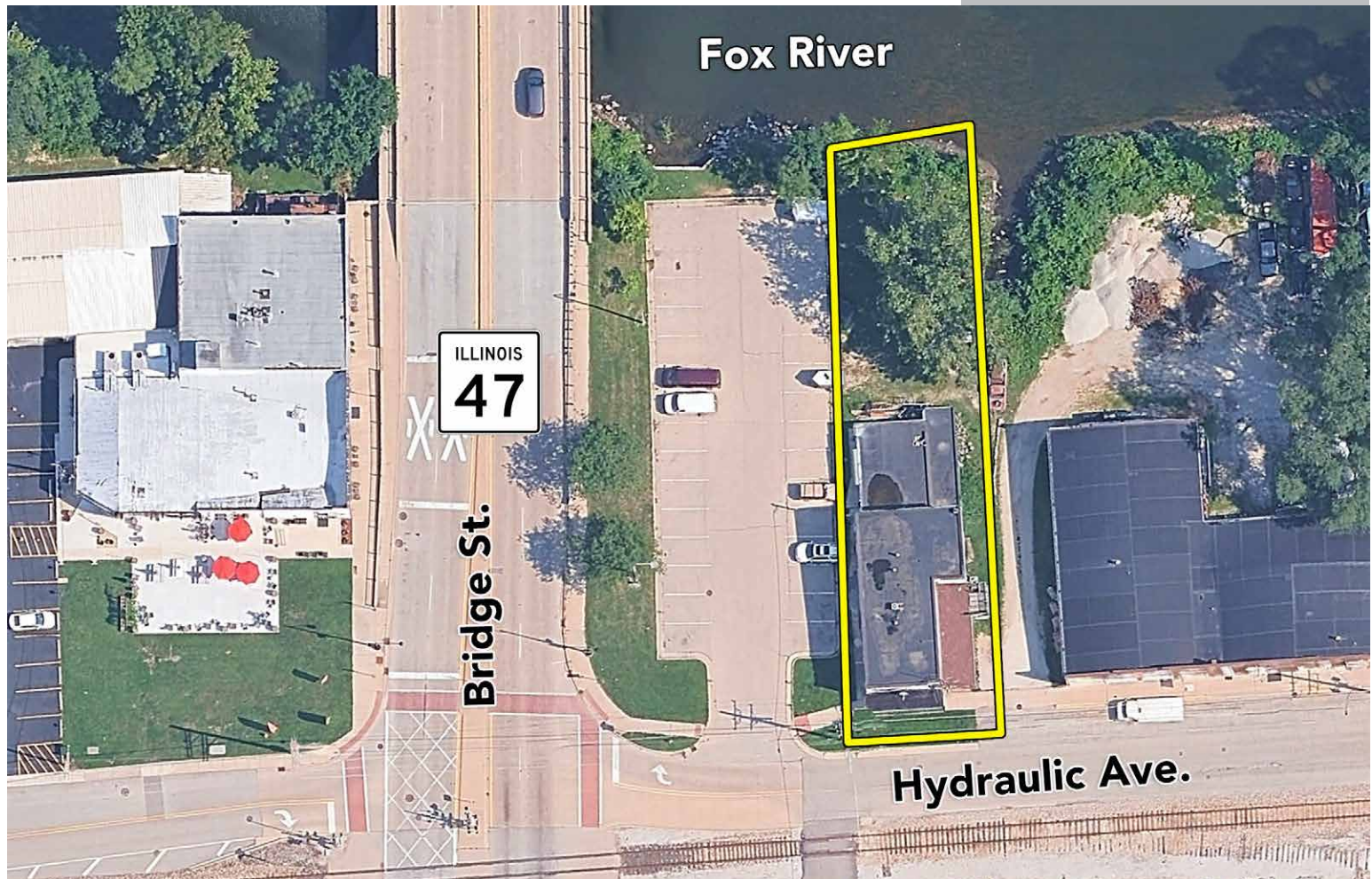
**FOR SALE**

109 East Hydraulic Avenue, Yorkville, IL

4,400± SF Building

Plus 2,760± SF  
Basement

**\$1,299,000**



Additional Information is available online at [www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)



Mike Mann, Broker  
630-360-0344  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564  
630-730-2975