

# 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.*

**Manges Realty, Inc.**

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

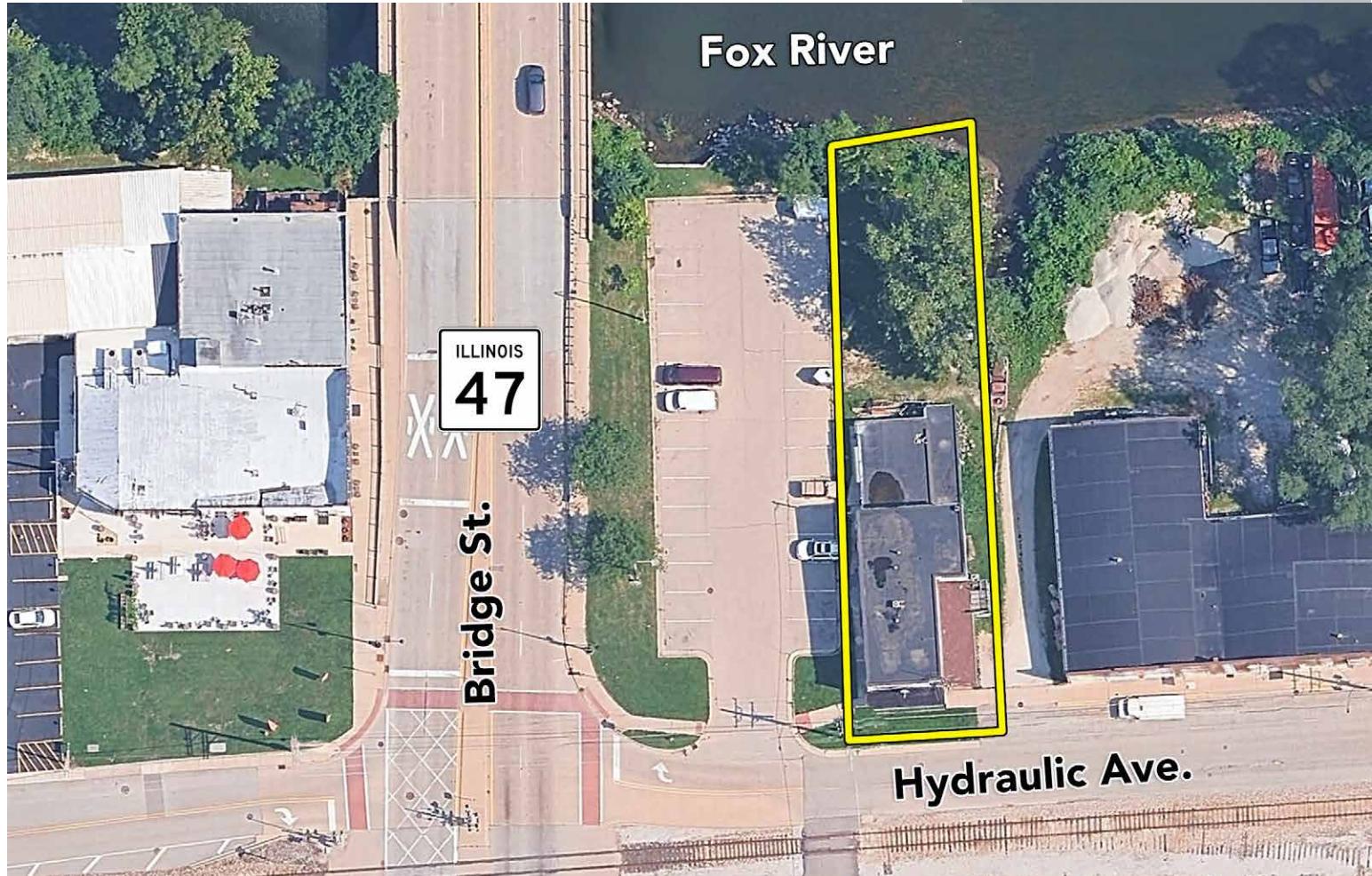
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**Additional Information is available online at [www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)**

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