



Delivering **Innovative**  
Real Estate **Solutions**

130 S BATAVIA AVE  
BATAVIA  
5,995 + -



**AVAILABLE NOW!**

FOR LEASE: \$15 psf MG

FOR SALE: Price Negotiable



- Located at Hard Corner  
o Batavia Ave. (Route 31) &  
Main Street
- Vaults
- Secure Storage
- Two Private Offices
- Cubicle Workstations
- Zoning: DMU  
(Downtown Mixed Use)
- 42 Parking Spots
- Kitchen/ Breakroom



CONTACT BEI PROPERTIES  
FOR MORE INFORMATION!



630.879.3680  
beiproperties.net

# 130 S BATAVIA AVE. BATAVIA



5,995 SF + -  
RETAIL - OFFICE

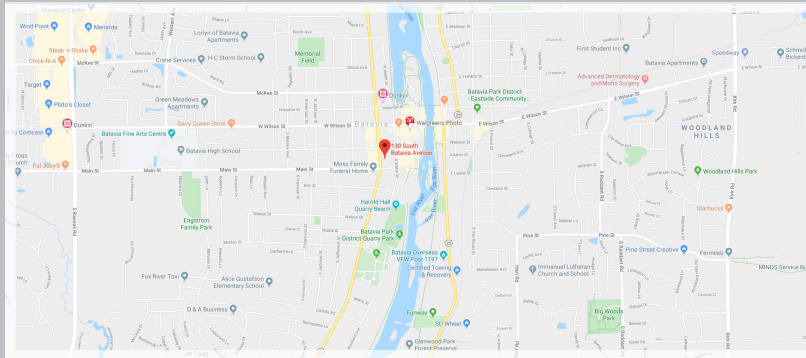
Retail - Office Space located in Downtown Batavia right off Route 31! Built for a Bank user this space has a drive-thru, vault and many parking spaces situated on 1.11 Acres. All Brick Building Constructed in 1978 with Large Windows offers tons of Natural Light.



## LOCATION

Walking Distance to all of Downtown Batavia, Fox River, Restaurants, Batavia Public Library, Shopping, Water Street Studios, River Street Events.

- Traffic Counts
  - o Batavia Ave. (Route 31): 19,300
  - o Main Street: 3,800



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140 First Street, Batavia