

**Proposed purchase of building at 64 – 66 N. LaSalle St. (60505) –
(Located between the Aurora Fire Museum and Fire Station One)**

Proposed Sales Price:

- 64-66 N. LaSalle: \$33,500 (lot size = 3,920 sq. ft.)--**price per square foot = \$8.55**

Contract also includes a “demolition credit” of \$20,000 for the owner to do the demolition, which is estimated to be a small savings over if the City did the demo.

Price per sq. ft. including demo = \$13.65

Comparable Sales: Most recent and comparable comps are Randy’s Auto & the Law Offices adjacent to RiverEdge Park:

- Randy’s Auto: \$275,000 (lot size = 12,200 sq. ft.) = approx. **\$22.55 sq. ft.**
- demolition was \$21,794.80 (*price per sq. ft. including demo: \$24.33*)
- Law Offices: \$365,000 (lot size = 15,277) = approx. **\$23.94 sq. ft.**
- demolition was \$44,629 (*price per sq. ft. including demo: \$26.86*)