

**16 N Lake Street, Aurora, Illinois 60506**

**Property Type:** Vacant Commercial Land

**Parcel ID (PIN):** 15-22-163-021

**Ownership:** City of Aurora

**Zoning:** B-3 Business & Wholesale District

---

### **Property Overview**

- Site Area: Approximately 4,334 square feet
  - Dimensions: Approx. 33.34 ft (width) x 130 ft (depth)
- 

### **Location & Access**

- Located on the west side of Lake Street, approximately ½ mile west of Downtown Aurora
- Surrounded by a mix of multifamily residential, retail, office, and service uses
- Traffic Count: Approximately 21,300 vehicles per day on Lake Street
- Excellent walkability to downtown amenities, including restaurants, retail, entertainment, and transit

### **Transportation Access:**

- Direct access from Lake Street (four-lane arterial)
  - Near West Galena Boulevard and West New York Street
  - Served by Pace bus routes and Metra rail service
- 

### **Market Value**

- Appraised Fee Simple Market Value: \$26,000
  - Unit Value Conclusion: Approximately \$6.00 per square foot
- 

### **Notes & Disclaimers**

- Property is currently tax-exempt due to municipal ownership, future tax status subject to reassessment upon sale
- Value reflects market value, not special or assemble value to adjacent owners