

336 MAIN STREET

BATAVIA



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CHRISTIE'S
INTERNATIONAL REAL ESTATE

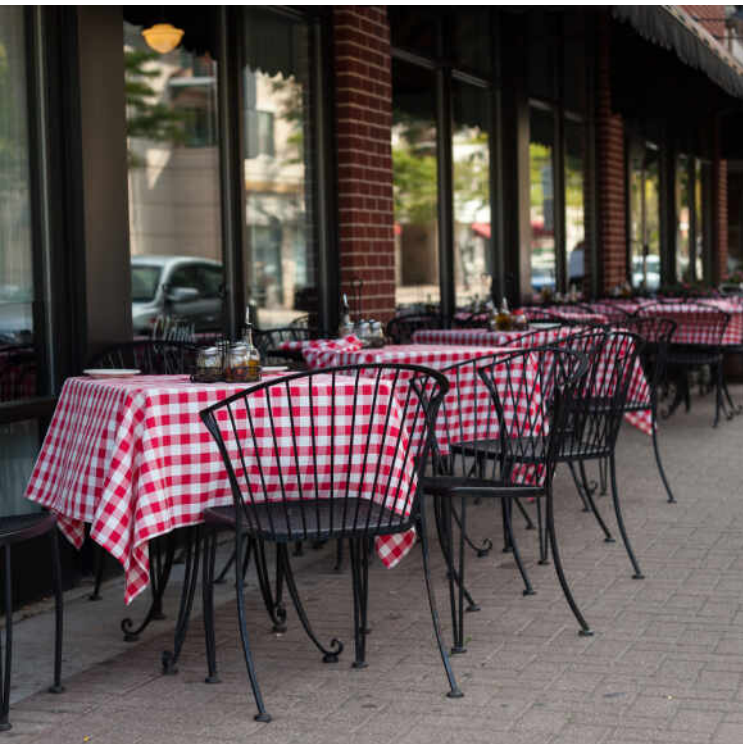


4 BEDROOM
3 BATH
TAXES: \$15,075

Excellent multi-family investment opportunity featuring 3 separate residential units, in an ideal Batavia location, totaling 3480 square feet! This historic property offers the potential for multiple rental income streams and is well suited for both investors & owner occupants. Parking is ideal with the two separate driveways & private 2-car detached garage. This property sits on over a half-acre of land! Great space & ideal location! Currently Zoned R1-M







BATAVIA IS A QUINTESSENTIAL ALL-AMERICAN CITY.

Featured on the cover of the *Saturday Evening Post* in 1958, it was once the center of transportation, energy, and industry.

Founded in 1833, Batavia is the oldest city in Kane County. It manufactured windmills that powered agriculture and wagons and helped settle the frontier. Batavia was home to the limestone quarry that rebuilt Chicago after the Chicago Fire of 1871 and an industrial complex that manufactured parts for the rocket that took the first U.S. astronauts to the moon.

Despite being at the forefront of advancements, the city maintains its small-town charm as it sits along the Fox River. Every spring, Batavia residents come together and participate in a city-wide garage sale hosted by the volunteers of the Batavia Fireworks Committee, and proceeds from the spring-cleaning tradition go to put on Batavia's 4th of July Sky Concert in Engstrom Park.

The city's new modern library facility and expanding park system are signs of Batavia's ongoing commitment to the community's education and quality of life.



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