## 371 PRAIRIE ST. UNIT C CRYSTAL LAKE, IL 60014

MLS: 11834460

July 17, 2023

FOR SALE





### \$210,000 \$92.11 psf

# INDUSTRIAL CONDO 2,280 SF

## DESCRIPTION

#### **Industrial Condo**

**Unit C:** 2,280 SF condo located in this 19,000 SF multitenant industrial building.

480 SF office consisting of 1 private office and large reception/ clerical and 1 bath. 1,800 warehouse with 1 12'x14' DID, 20-22' ceilings, 480 SF mezzanine storage above the office and common dock.

Ideal for contractors / trades.

#### SPECIFICATIONS

Land Size1.52Year Built1Office/Showroom480HVAC SystemGFA / CentraElectrical200 AMP 3-PtSprinkled1Floor Drains1Washrooms200Ceiling Height200Parking30+ Common ExternalDID's(1) 12' ×Truck Dock1 - Common External		
Year Built 1 Office/Showroom 480 HVAC System GFA / Centra Electrical 200 AMP 3-PH Sprinkled Floor Drains Washrooms Ceiling Height 200 Parking 30+ Comm DID's (1) 12' x Truck Dock 1 - Common Exter	Building Size	19,000 SF
Office/Showroom480HVAC SystemGFA / CentraElectrical200 AMP 3-PfSprinkled200 AMP 3-PfFloor Drains200Washrooms200Ceiling Height200Parking30+ CommonDID's(1) 12' xTruck Dock1 - Common ExterSewer/Water30	Land Size	1.52 AC
HVAC SystemGFA / CentralElectrical200 AMP 3-PfSprinkled1Floor Drains1Washrooms1Ceiling Height200Parking30+ CommonDID's(1) 12' >Truck Dock1 - Common ExterSewer/Water1	Year Built	1999
Electrical200 AMP 3-PfSprinkledFloor DrainsWashroomsCeiling Height200Parking30+ CommonDID's(1) 12' xTruck Dock1 - Common ExterSewer/Water30	Office/Showroom	480 SF
Sprinkled Floor Drains Washrooms Ceiling Height 200 Parking 30+ Common DID's (1) 12' x Truck Dock 1 - Common Extern Sewer/Water	HVAC System	GFA / Central Air
Floor Drains Washrooms Ceiling Height 20 Parking 30+ Com DID's (1) 12' > Truck Dock 1 - Common Exter Sewer/Water	Electrical	200 AMP 3-Phase
Washrooms     Ceiling Height   20     Parking   30+ Common     DID's   (1) 12' x     Truck Dock   1 - Common External     Sewer/Water   1	Sprinkled	Yes
Ceiling Height20Parking30+ CommonDID's(1) 12' >Truck Dock1 - Common ExterSewer/Water1	Floor Drains	No
Parking 30+ Common   DID's (1) 12' >   Truck Dock 1 - Common External   Sewer/Water 1	Washrooms	1
DID's (1) 12' > Truck Dock 1 - Common Exter Sewer/Water	Ceiling Height	20-22'
Truck Dock 1 - Common Exter   Sewer/Water	Parking	30+ Common
Sewer/Water	DID's	(1) 12' x 14'
	Truck Dock	1 - Common Exterior
Zoning	Sewer/Water	City
	Zoning	М
RE Taxes \$5,455.72 (20	RE Taxes	\$5,455.72 (2022)
Association Fee \$241.61/	Association Fee	\$241.61/mo.
PIN Number 14-33-382-	PIN Number	14-33-382-003

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Industrial Commercial Office Land Business



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