### 222 & 222 1/2 Crystal Street Cary, IL 60013

MLS #11850278

#### MULTIFAMILY

**For Sale** 



### MULTIFAMILY 2 BLDG. INVESTMENT

#### 2 BUILDING FULLY LEASED INVESTMENT OPPORTUNITY

2 fully leased apartment buildings in downtown Cary across from the Cary Metra station and walking distance to restaurants, bars and retail on Main Street.

**222 Crystal:** 1,446 SF 2 Unit duplex with (1) 985 SF 2bd/1bath on main floor and (1) 502 SF 1bd/1bath w/ balcony on upper level.

**222** 1/2 Crystal: 4,971 SF 6 unit building with (2) 825 SF 1bd/1bath on main floor (Units A&B) and (4) 2bd/1bath 825 SF (Units C,D,E,F)on 2nd and 3 floor. 2nd and 3rd floor units have balconies.

All units have washers & dryers and are separately metered. 14 common parking spots, large backyard, roof replaced in 2012.

Contact broker for financials and rent roll.

### \$815,000

Specifications	
Description:	Multifamily - (2) Bldgs.
Size:	1,446 SF & 4,971 SF
Land Size:	0.44 Acres
Year Built:	1894 & 1979
Sprinklers:	No
Taxes:	\$18,780 (2022)
Electric:	100 amp Separately Metered
Total Units:	8
Percent Leased:	100.0%
Current NOI:	\$54,192
Cap Rate:	6.65%
PIN #:	19-13-201-028

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



VP / Designated Managing Broker Heather Schweitzer HeatherS@PremierCommercialRealty.com O: 847.854.2300 x15 C: 815.236.9816

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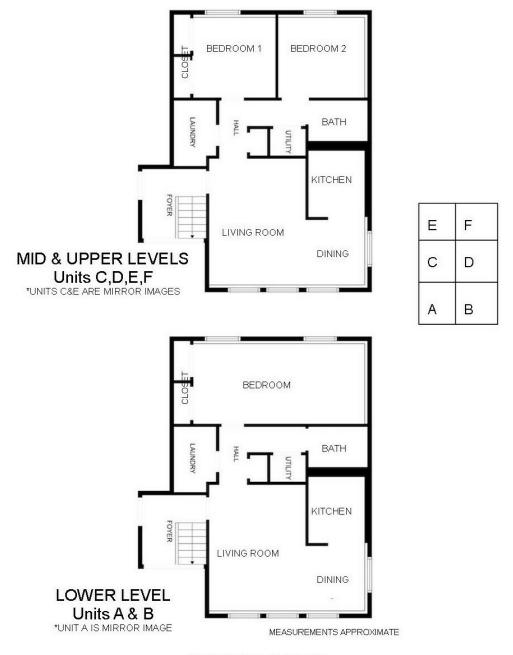
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MULTIFAMILY

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MULTIFAMILY



#### **BUILDING FRONT**

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