

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

For Sale

MLS #11850278

MULTIFAMILY

2 BUILDING INVESTMENT



MULTIFAMILY 2 BLDG. INVESTMENT

\$815,000

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.

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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PREMIER
COMMERCIAL REALTY

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker

Heather Schweitzer

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MULTIFAMILY



E	F
C	D
A	B



BUILDING FRONT

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