

Investment

600 Dakota St Crystal Lake, IL 60012

For Sale

MLS #11861390

INVESTMENT



INVESTMENT 100% LEASED 9,627 SF

\$975,000

INVESTMENT OPPORTUNITY FULLY LEASED OFFICE BUILDING

6 Unit 9,627 SF fully leased office building located in Crystal Lake.

Well maintained masonry building with monument signage and ample lighted parking. Located just off of Terra Cotta Road and east of Route 176 and Route 31 intersection.

Current tenants include Miller Dental, New Life Counseling, Midwest Archaeological, Ranger Doe's Wildfind and legal offices of Bruett, Reyes & Thornton, LLC.

Contact broker for rent roll and financials.

Specifications

Size:	9,627 SF
Year Built:	2003
HVAC System:	GFA / Central Air
Electrical:	200 Amp
Sprinklers:	No
Washrooms:	6
Ceiling Height:	9 ft
Parking:	Common - Lighted
Sewer/Water:	City
Zoning:	O
Taxes:	\$30,005.56 (2022)
NOI & CAP Rate:	\$79,079 / 8.1 % CAP
PIN #:	14-33-276-014

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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.



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

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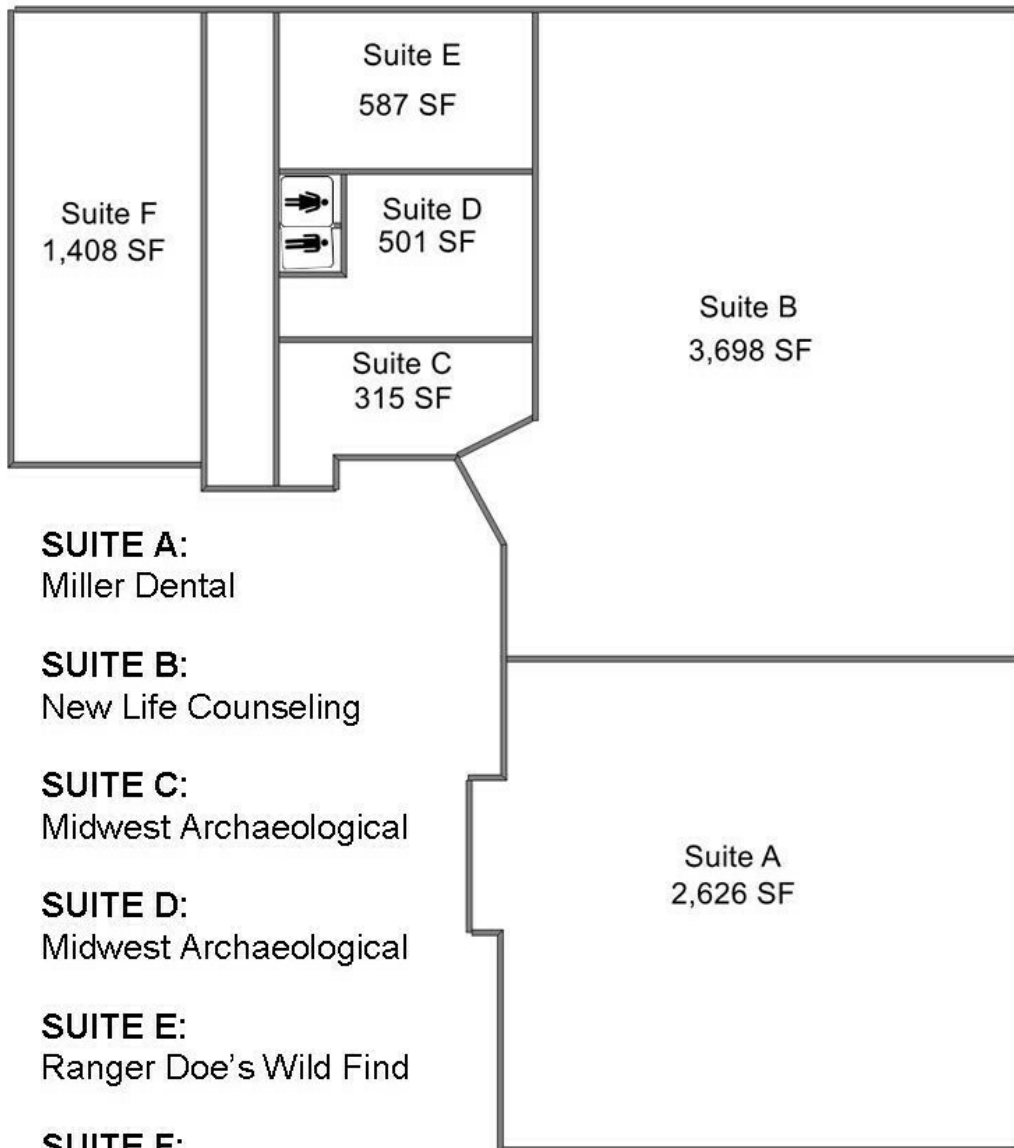
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600 DAKOTA ST. 9,627 SF



SUITE A:
Miller Dental

SUITE B:
New Life Counseling

SUITE C:
Midwest Archaeological

SUITE D:
Midwest Archaeological

SUITE E:
Ranger Doe's Wild Find

SUITE F:
Bruett, Reyes & Thornton LLC

Suite A
2,626 SF

Measurements Approximate

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