

257 King St
Crystal Lake, IL 60014

**For Sale
Or Lease**

MLS #11927802

OFFICE / RETAIL



OFFICE / RETAIL 3,498 SF

SALE: \$375,000
LEASE: \$4,000/MO. \$13.72 SF/YR (MG)

**FREESTANDING
OFFICE / RETAIL/SERVICE/SHOWROOM**

Freestanding B2 zoned building, located just off Route 14/ Virginia with ± 1,000 SF of office space including reception area, open clerical area, 1 bathroom, file/storage room and 1 private office.

The remaining ± 2,500 SF includes a large conference room, 1 bathroom, 25' x 30' showroom/office and large storage/warehouse area with a 9' x 8' DID.

This location is ideal for retail, office, service or showroom uses.

Tenant pays snow removal and utilities.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,416	49,622	116,232
Average HH Income	\$85,204	\$105,594	\$113,299

Specifications

Land Size:	8,712 SF
Year Built:	1967
HVAC System:	GFA / Central Air Heated warehouse
Electrical:	200 amp
Washrooms:	2
Ceiling Height:	9'9" ft
Parking:	8 onsite parking spots with ample city lot across street
Sewer/Water:	City
Zoning:	B2
Taxes (2022):	\$11,858 Incl. in Rent Tenant Pays Snow Removal
PIN #:	19-06-283-002

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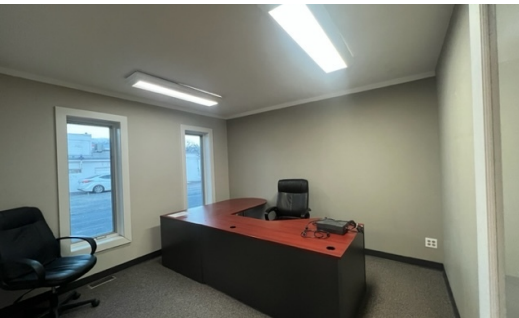
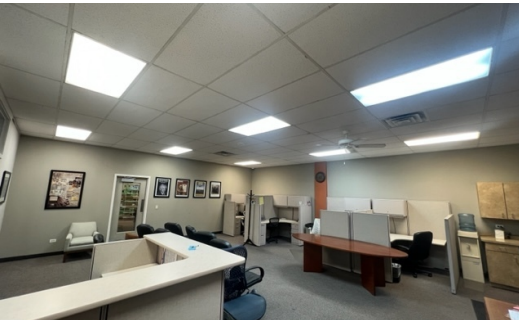
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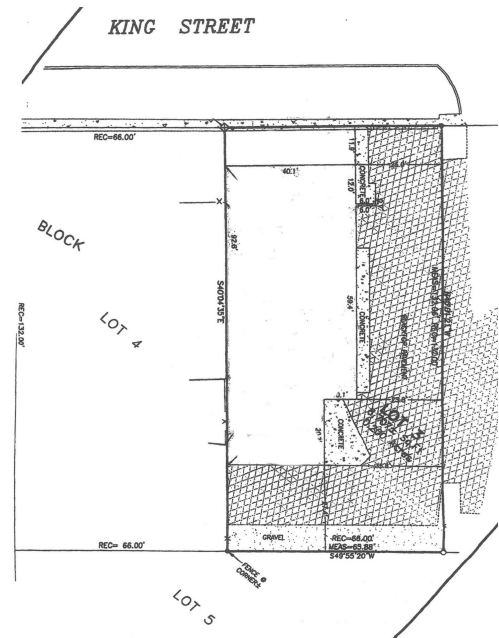
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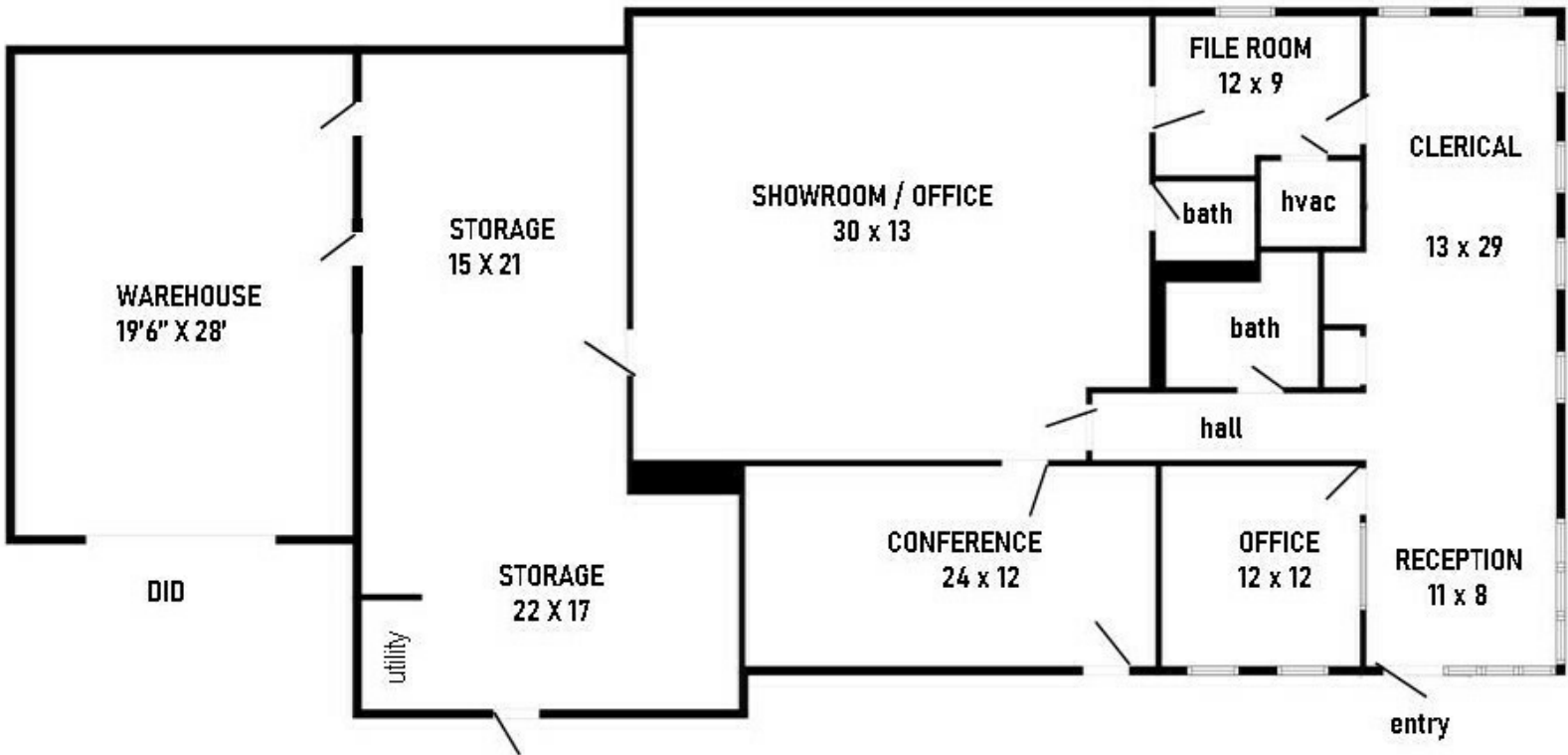
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