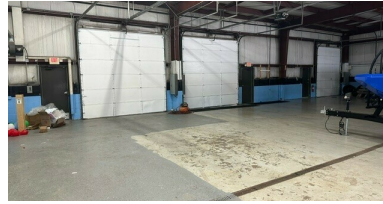


732 Tek Drive E,F,G,H
Crystal Lake, IL 60014

For Sale
& Lease

MLS #11939217

INDUSTRIAL



INDUSTRIAL

6,264 SF

SALE: \$529,900 (\$84.60 PSF)
LEASE: \$5,194/MO. \$9.95 PSF (GROSS)

4 CONTIGUOUS INDUSTRIAL CONDOS
6,264 SF

6,264 sf (4 contiguous industrial condos) currently used as 1,566 SF office /showroom/warehouse with 1,200 SF mezzanine above (not included in the SF) and 4,740 SF clear span shop with triple basin trench drains, 4 Drive in Doors, 16'-18' ceilings, exhaust system.

Ideal for auto repair or a multitude of industrial or recreational uses.

Sale or lease. SBA financing available with as little as 10% down. Association dues total \$333.33/mo. (or \$1,000/yr. per unit- total \$4,000/yr.) or \$0.64 psf.

Algonquin township has this assessed at \$592,000 so taxes may be reduced. Current tenant (a gymnastics business) can be out in 60 days or less.

For sale at \$84.59 psf or Lease at \$9.95 psf Gross. (CAM and taxes included in rent).

Specifications

Year Built:	1997
Office Size:	1,200 SF
HVAC System:	GFA / Central Air (office)
Electrical:	200 amp 3 phase
Sprinklers:	No
Washrooms:	2
Ceiling Height:	16 - 18 ft
Parking:	26 (common)
DID's:	3 12×12 1 10×12
Floor Drains:	Triple Basin Trench
Sewer/Water:	City
Zoning:	M
Taxes:	\$16,877.96 (taxes) Included in Rent
Association:	\$333.33/mo (assoc)Included in Rent
PIN #:	19-10-308-005,006,007,008

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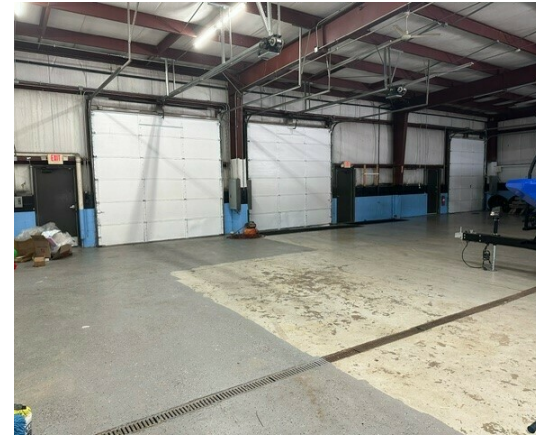
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Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
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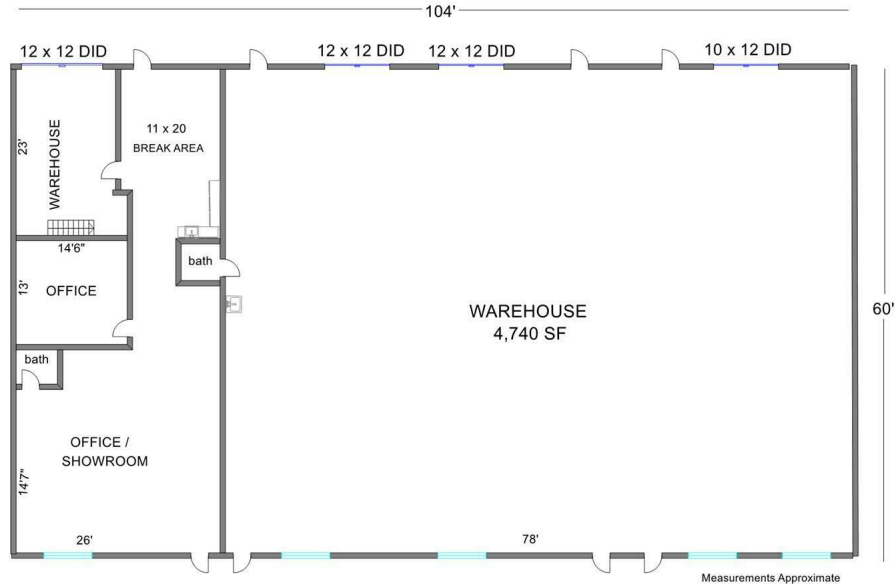
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