

4 E Terra Cotta (Route 176)

Crystal Lake, IL 60014

For Sale Or Lease

MLS #11692453

OFFICE



OFFICE BUILDING

2,617 SF

SALE PRICE REDUCED : \$342,000

LEASE PRICE: \$3,926/MO. MOD. GROSS (\$18 PSF)

Free Standing Office Building POSSIBLE OWNER FINANCING

For sale or lease: 2,617 SF free standing office building near downtown Crystal Lake and Veterans Acres Park and walking distance from the Train Station.

Large reception area, waiting area, cubicle/bullpen area, 4 private offices (one with private full bath) and 2 additional bathrooms. Lots of windows providing tons of natural light throughout. Walkout level with 2 professional conference rooms, each with its own private entrance. Additional storage in the basement. Furnace /utility room sprinklered.

In addition to being located at a signalized intersection, the lot has private parking, beautiful landscaping and monument signage facing Route 176.

Ideal for attorneys, counselors, insurance, real estate, accounting, or many other professional businesses. Owner will consider financing for qualified buyer.

Specifications

Size:	2,617 SF
Land Size:	0.31 Acre
Year Built:	1951
HVAC System:	GFA / Central Air
Electrical:	220 AMP
Sprinklers:	Partial (furnace/utility rm.)
Washrooms:	3 Total, 1 Private (full)
Parking:	Private / 8 Spaces
Sewer/Water:	City
Zoning:	O
Taxes:	\$11,896.16 (2022) (Included in Rent)
CAM:	Tenant Responsible
PIN #:	14-32-276-016

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COMMERCIAL REALTY

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

Senior Broker
Bruce Kaplan

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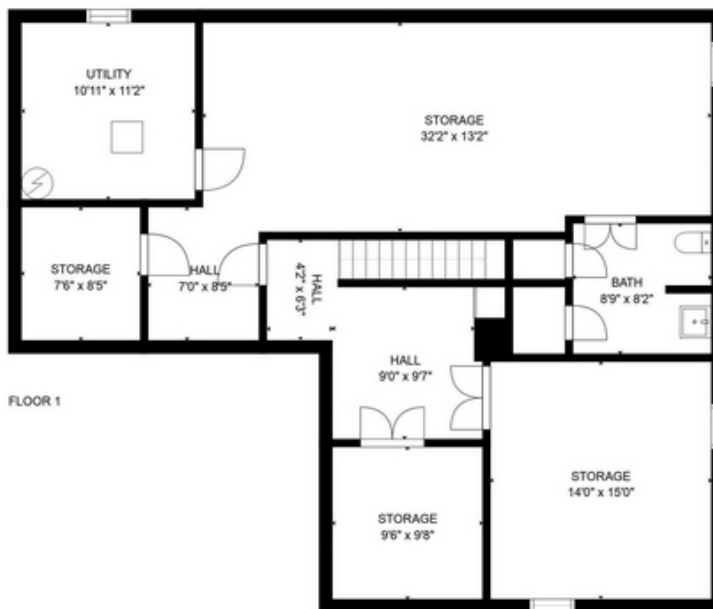
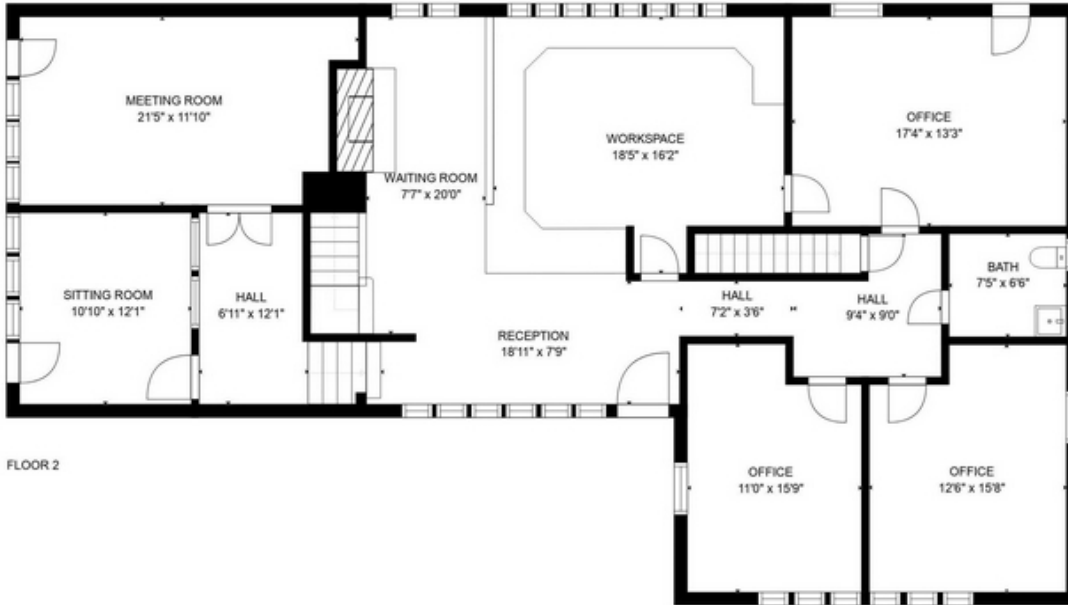
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