

101 N. Virginia

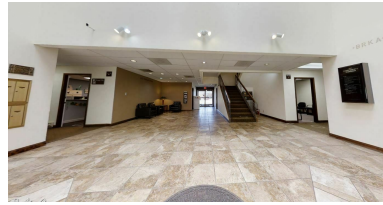
Crystal Lake, IL 60014

For Sale

MLS #10320242

INVESTMENT OPPORTUNITY

VIEW VIDEO



INVESTMENT OPPORTUNITY

REDUCED \$1,999,000 (\$86.58 PSF)

INVESTMENT OPPORTUNITY • 23,088 SF OFFICE BUILDING 8.2% CAP RATE • 10.9% PROFORMA CAP RATE

Attractive multi-tenant 2-story brick corporate office building on Route 14 in Crystal Lake at signalized intersection. Anchor tenant is Chicago Title and Trust. New roof in 2017. Mature landscaping and 70 car parking. Tenants pay electric heat and outlets. Landlord pays for air conditioning. Auxiliary electric baseboard heaters throughout.

10.9 % Proforma CAP rate with 5% vacancy factor. Current 8.2 % CAP with 18% vacancy.

Ask broker for confidential operating statement and rent roll.

Specifications

Size:	23,088 SF
Year Built:	1980
HVAC System:	Electric RTU / Central Air
Electrical:	Separately Metered
Sprinklers:	No, but alarm monitored.
Washrooms:	4 (2 per floor)
Parking:	70 Cars
Sewer/Water:	City
Zoning:	O (Office) (Medical OK)
Taxes:	\$50,773.10
NOI:	\$27,712 (Proforma)
CAP Rate:	8.2% (actual) 10.9% (proforma)
PIN #:	14-31-476-035

Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,363	42,484	102,514
Average HH Income	\$105,245	\$108,096	\$111,666

[CLICK HERE TO VIEW OUR WEBSITE](#)

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

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

101 N. Virginia
Crystal Lake, IL 60014

For Sale

INVESTMENT OPPORTUNITY

VIEW VIDEO



CLICK HERE TO VIEW OUR WEBSITE

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.

PREMIER
COMMERCIAL REALTY

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

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

INVESTMENT OPPORTUNITY

VIEW VIDEO



101 N. VIRGINIA ST.
CRYSTAL LAKE, IL 60014

GROSS INTERNAL AREA
FLOOR 1: 11268 sq. ft. FLOOR 2: 10416 sq. ft.
TOTAL: 21684 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



101 N. VIRGINIA ST.
CRYSTAL LAKE, IL 60014

GROSS INTERNAL AREA
FLOOR 1: 11268 sq. ft. FLOOR 2: 10416 sq. ft.
TOTAL: 21684 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



CLICK HERE TO VIEW OUR WEBSITE

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.

