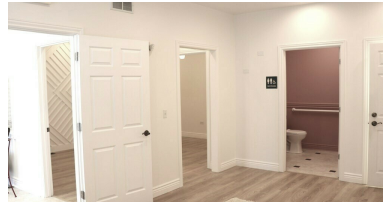


**820 East Terra Cotta Ave. Suite 230**  
Crystal Lake, IL 60014

**For Sale  
Or Lease**

MLS #12024676

**OFFICE CONDO**



**OFFICE CONDO 625 SF**

**SALE: \$81,900**  
**LEASE: \$899./ MONTH (GROSS)**

**Professional Office Condo  
For Sale or Lease**

Professional office condo in one of Crystal Lake's high demand office parks.

**Suite 230:** 625 SF with 2 private offices, conference room, bathroom and storage closet. Former insurance office with high end finishes what make a great impression. Crawl space below contains GFA furnace and water heater.

Offered for sale at \$81,900 (association dues \$135/mo.) or for lease at \$899/mo. Gross (CAM, and taxes included).

**Specifications**

Condo Size:	625 SF
Year Built:	2002
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	9 ft
Parking:	2 Dedicated / Plus Common
Sewer/Water:	City
Zoning:	O
Taxes:	\$2,458.22 (Included in Rent)
Association:	\$135/mo. (Included in Rent)
PIN #:	14-34-178-086

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,619	33,204	99,521
Average HH Income	\$126,636	\$113,093	\$108,906

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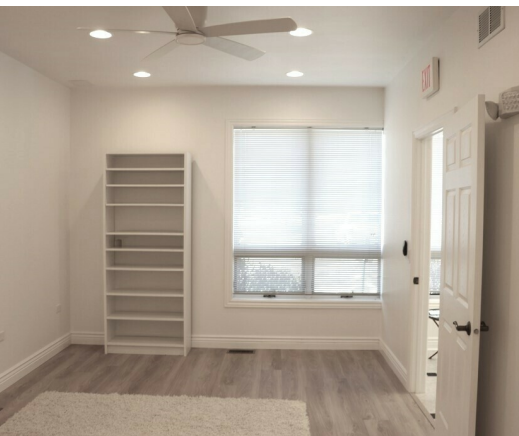
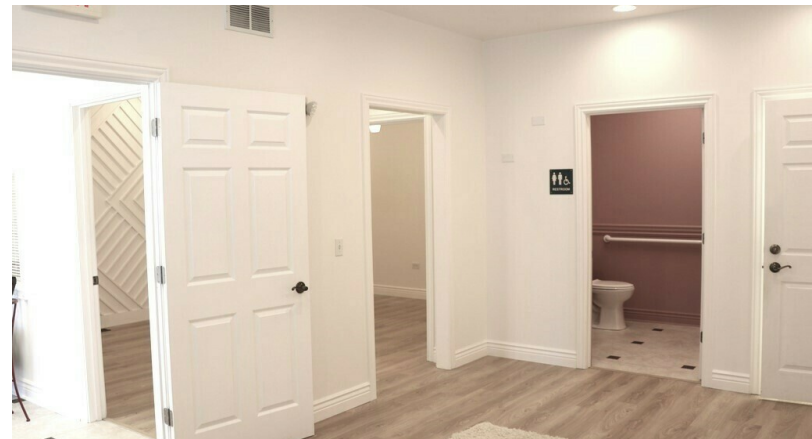
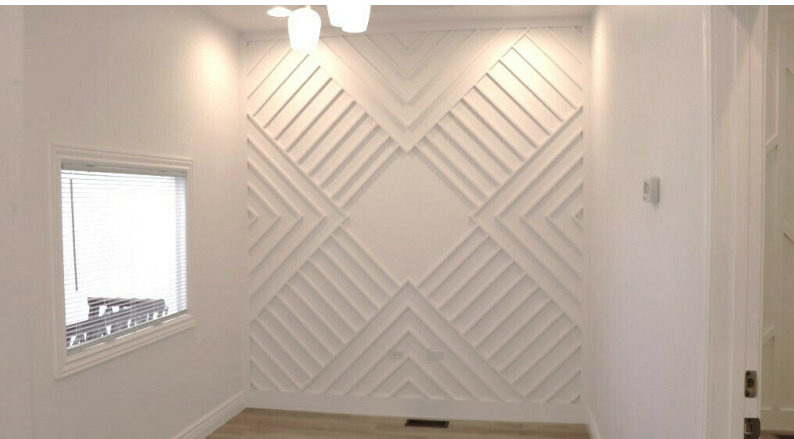
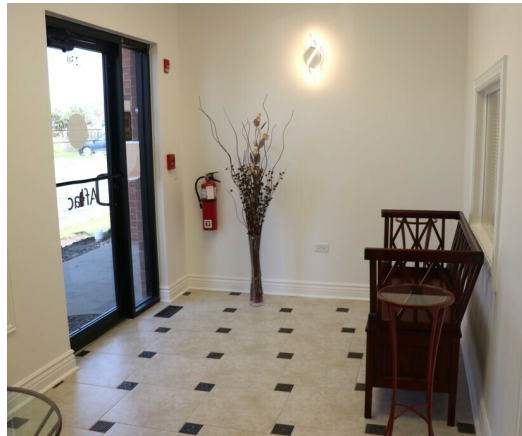
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820 East Terra Cotta Ave. Suite 230  
Crystal Lake, IL 60014

For Sale  
Or Lease

OFFICE CONDO



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**PREMIER**  
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For Sale  
Or Lease

OFFICE CONDO

SUITE 230 625 SF



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