

415 E. Congress Pkwy #E
Crystal Lake, IL 60014

**For Sale
Or Lease**

MLS #12040062

END UNIT CONDO



END UNIT CONDO 2,056 SF

SALE: REDUCED \$343,000
LEASE: \$15.50 SF (NNN)

END UNIT CONDO for Sale or Lease
Professional / Medical Office (build out required)

Suite E: 2,056 SF located in Crystal Lake's desirable Northwest Professional Center, this beautiful condo end unit has three walls of windows. Can be built out to accommodate any professional or medical uses. Convenient parking located directly adjacent unit. Tenant improvement allowance negotiable for qualified tenant.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,908	46,623	118,782
Average HH Income	\$97,768	\$102,778	\$113,246

Specifications

Size:	2,056 SF
Year Built:	2008
HVAC System:	GFA
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	Common
Sewer/Water:	City
Zoning:	M PUD
Taxes:	\$7,119.84 (2022) \$3.46 psf
CAM:	\$381.15/mo. \$2.22 psf
CAM & Taxes	\$3.46 psf Taxes / \$2.22 psf CAM

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

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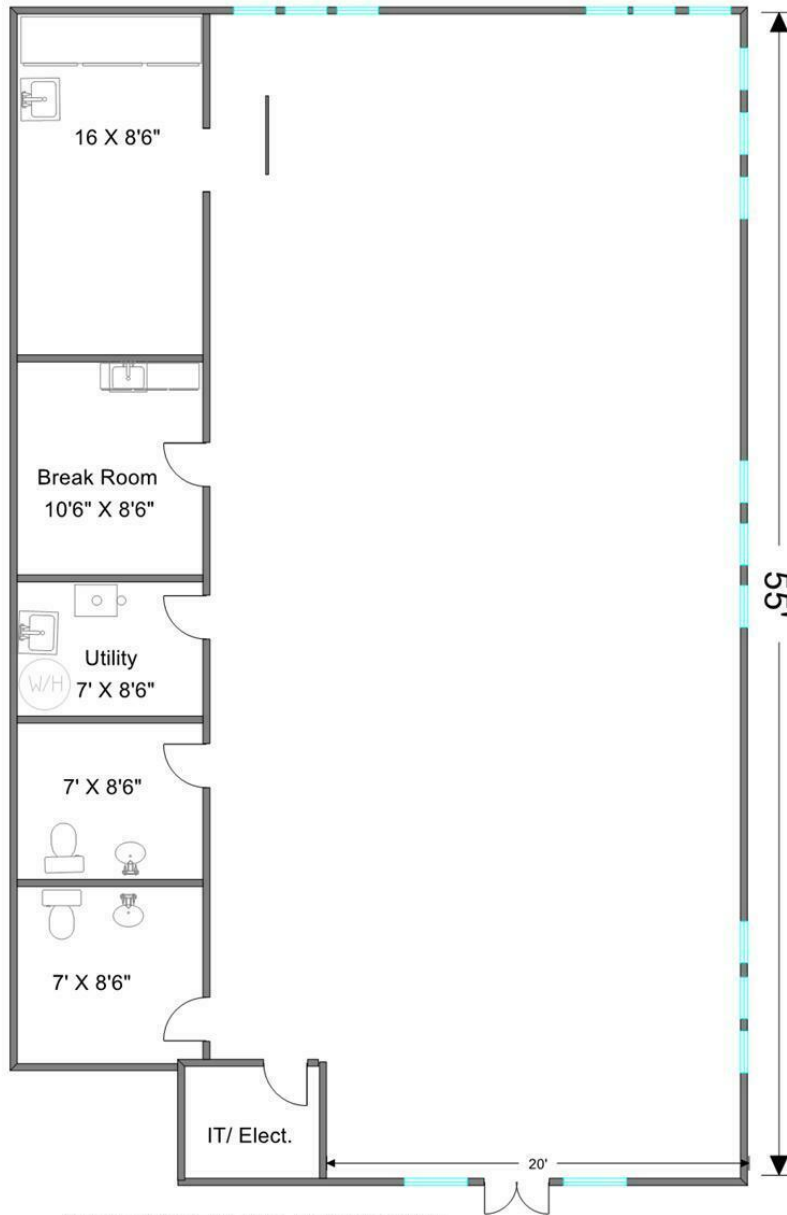


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ALL MEASUREMENTS APPROXIMATE

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