

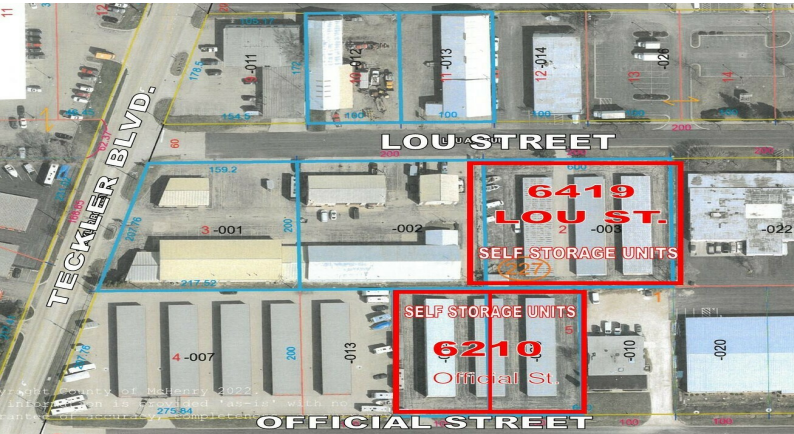
204 Self Storage Units

6419 Lou St & 6210 Official Dr Crystal Lake, IL 60014

For Sale

MLS #11858246

INDUSTRIAL



SELF STORAGE FACILITY

REDUCED: \$1,250,000

SELF STORAGE FACILITY

204 Self Storage units partially leased. Undermanaged self storage project with 6 buildings of 3,500+ SF each totaling 27,693 SF on 1.84 acres.

Current income only \$30,684/yr due to lack of attentiveness. Needs a new lease-up program. Potential annual income is excess of \$187,000.

Some deferred maintenance. Steel construction. Algonquin Township Assessor has assessed this at \$1,763,300 per tax bills.

Unit Mix: 53 (5x10), 60 (10x10), 88 (10x20), 2 (10x30). 5 paying outdoor parking spaces, 1 leased shed. Contact broker for rent roll and financials.

6 Multi-tenant industrial buildings also available separately for \$2,250,000. Additional address for this property is 6210 Official Drive. Other PINs are 09-08-227-009 and 014.

Specifications

Land Size:	1.84 Acres
Year Built:	1977 AND 1979
Total Buildings:	6
Total Units:	204
Electrical:	N/A
Sprinklers:	No
Washrooms:	-
Ceiling Height:	9'
DID's:	Sizes Vary
Zoning:	M1
Taxes:	\$54,113.72 (2023)
PIN #:	19-08-227-003, 009, 014

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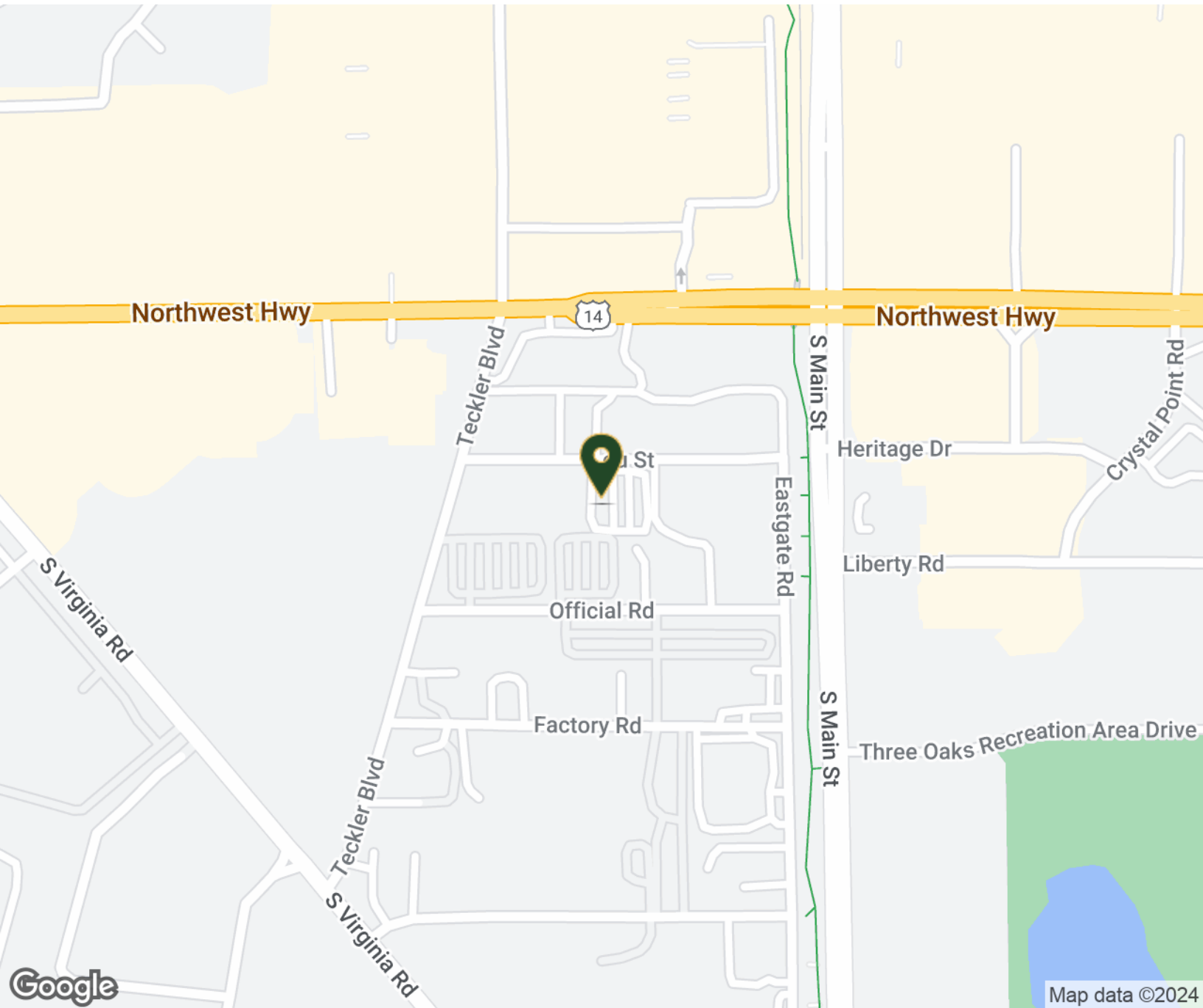
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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