

4419 Northwest Highway (Route 14)

Crystal Lake, IL 60014

For Sale

MLS #12097262

COMMERCIAL LAND



COMMERCIAL LAND 3.65 ACRE

\$1,825,000 (\$11.48 PSF)

COMMERCIAL LAND
3.65 ACRE
High Traffic Location

3.65 acre highly desired commercial site, former location of well known banquet facility and nightclub.

Property has two points of ingress/egress onto Route 14 with a possibility of a cross easement into the adjacent shopping center.

Currently all detention is off site.

Average daily traffic counts are approximately 20,700 vpd on Route 14 and 34,000 vpd on Route 31.

Survey available upon request.

Specifications

Description:	Commercial Land - Retail
Land Size:	3.65 Acres (158,994 SF)
Topography:	Level
Environmental Status:	Clean
Utilities:	to site
Sewer/Water:	City
Frontage Dimensions:	690'
Zoning:	B2 PUD
Taxes:	\$35,356.98 (2023)
PIN #:	19-10-200-003& 036

[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
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500

4419 Northwest Highway (Route 14)
Crystal Lake, IL 60014

For Sale

COMMERCIAL LAND



Google

Imagery ©2024 Airbus,
Maxar Technologies

[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

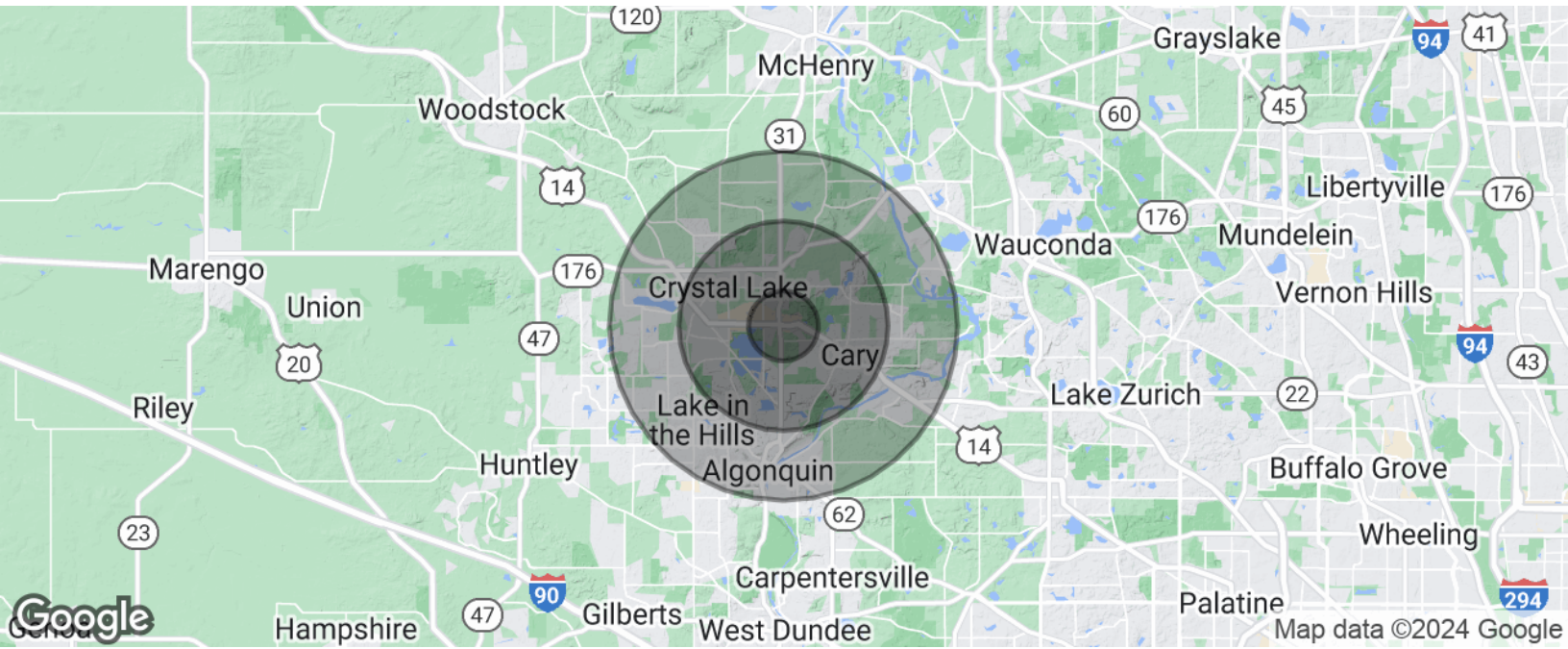
Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500

4419 Northwest Highway (Route 14)

Crystal Lake, IL 60014

For Sale

COMMERCIAL LAND



Population	1 Mile	3 Miles	5 Miles
Total Population	3,480	46,627	125,016
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,345	17,379	46,370
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$98,723	\$122,112	\$135,034
Average House Value	\$272,410	\$306,541	\$334,075

Demographics data derived from AlphaMap

[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
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500