

101 N. Virginia

Crystal Lake, IL 60014

For Sale

MLS #10320242

INVESTMENT OPPORTUNITY

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INVESTMENT OPPORTUNITY

REDUCED \$1,800,000 (\$77.96 PSF)

INVESTMENT OPPORTUNITY • 23,088 SF OFFICE BUILDING 8.7% CAP RATE • 11.5% 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.

11.5 % Proforma CAP rate with 5% vacancy factor. Current 8.7 % CAP with 22.5% 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:	\$53,920.52 (2023)
NOI:	\$217,996 (Proforma)
CAP Rate:	8.7% (actual) 11.5% (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

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

Senior Broker
Bruce Kaplan
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101 N. VIRGINIA ST.
CRYSTAL LAKE, IL 60014

FLOOR 2

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.



101 N. VIRGINIA ST.
CRYSTAL LAKE, IL 60014

FLOOR 1

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