

**101 N. Virginia**  
Crystal Lake, IL 60014

**For Sale**

MLS #10320242

**INVESTMENT OPPORTUNITY**

**VIEW VIDEO**



**INVESTMENT OPPORTUNITY**

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

**INVESTMENT OPPORTUNITY • 23,088 SF OFFICE BUILDING  
10% CAP RATE • 12.2% 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.

12.2 % Proforma CAP rate with 5% vacancy factor. Current 10 % CAP with 17.8% 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:	5 (2 per floor + 1 Priv.)
Parking:	70 Cars
Sewer/Water:	City
Zoning:	O (Office) (Medical OK)
Taxes:	\$53,920.52 (2023)
NOI:	\$220,139 (Proforma)
CAP Rate:	10% (actual) 12.2% (proforma)
PIN #:	14-31-476-035

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,048	42,743	99,342
Average HH Income	\$118,581	\$133,208	\$136,863

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*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  
**Bruce Kaplan**  
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O: 847.854.2300 xx20 C: 847.507.1759



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**PREMIER**  
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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.  
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FLOOR 1

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