

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 PSF (NNN)

END UNIT CONDO FOR SALE OR LEASE
Professional / Medical (build out required)

SUITE E: 2,056 SF condo located in Crystal Lake's desirable Northwest Professional Center. This beautiful end unit has three walls of windows providing great natural light. Can be built out to accommodate any professional or medical uses.

Association Dues \$408.22/mo. Total Lease price \$3,702.50/mo. (including CAM & taxes).

Convenient parking located directly adjacent unit. Tenant improvement allowance negotiable for qualified tenant.

Specifications

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:	\$7,668.34 (2023) \$3.73 psf
Association:	\$408.22/mo. (2024) \$2.38 psf
PIN #:	19-04-403-023

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,814	46,350	118,655
Average HH Income	\$111,213	\$119,896	\$137,200

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VP / Designated Managing Broker
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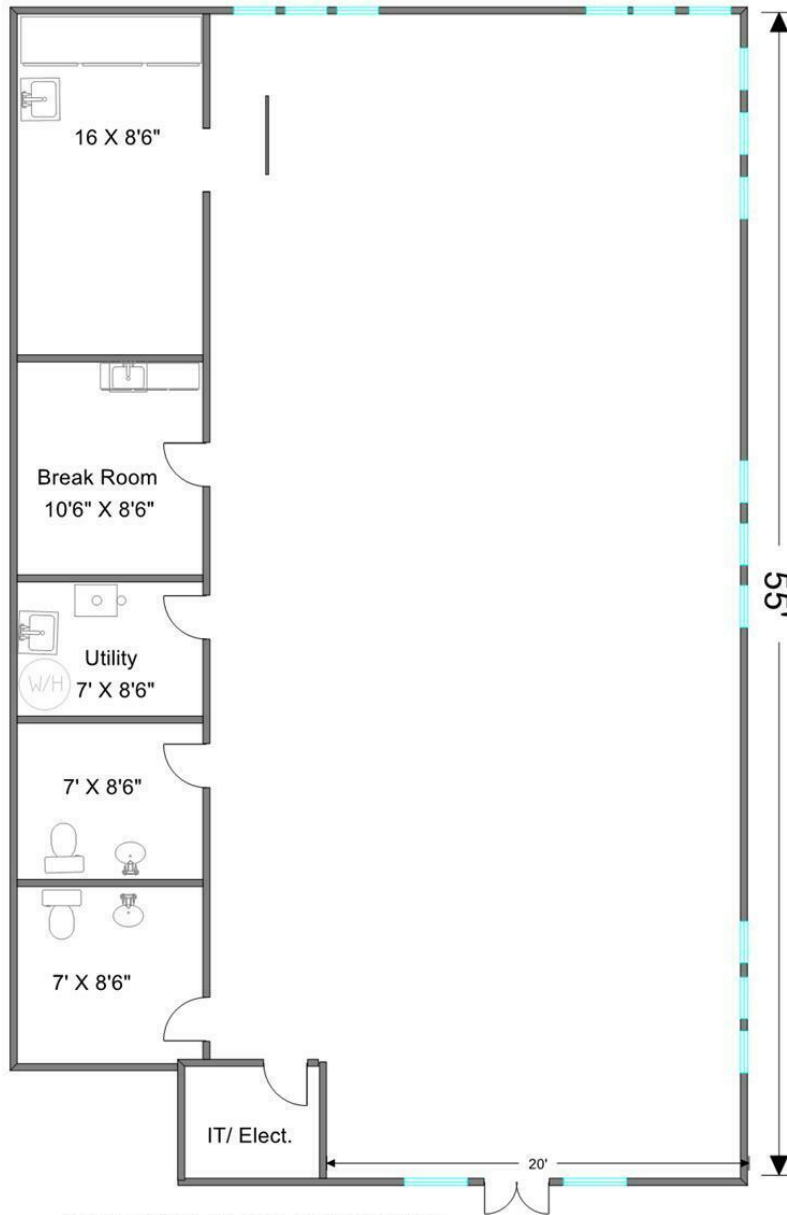


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ALL MEASUREMENTS APPROXIMATE

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