

# 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: \$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 freshly painted end unit has three walls of windows providing great natural light. Can be built out to accommodate any professional or medical uses including, but not limited to:

- Medical
- Counseling
- Pilates
- Wellness
- Dental
- Spa Services
- Yoga
- Physical Therapy

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
CAM:	\$408.22/mo. (2024) \$2.38 / SF
PIN #:	19-04-403-023

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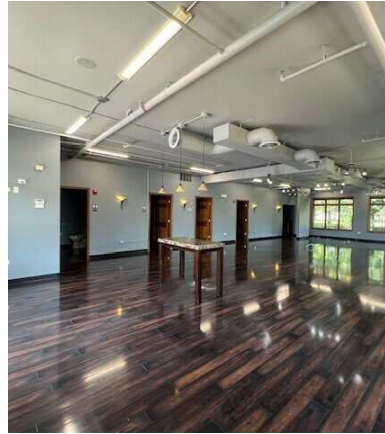
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VP / Designated Managing Broker  
**Heather Schweitzer**  
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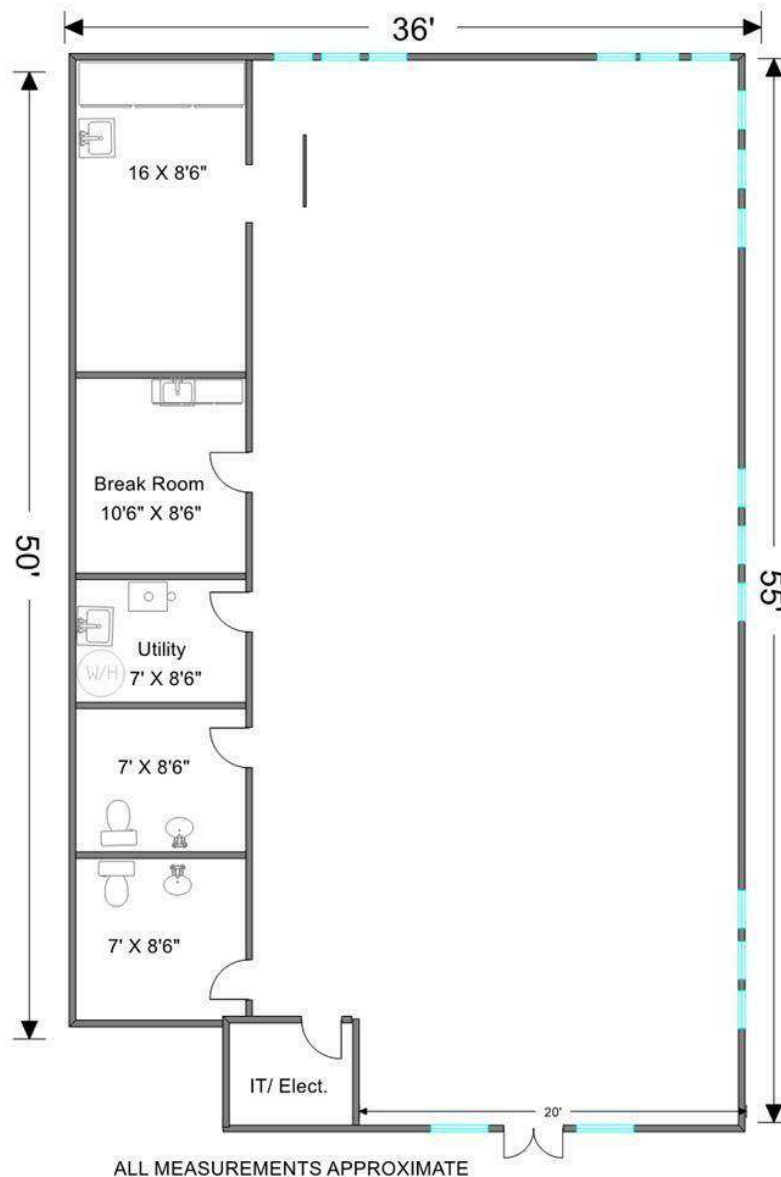
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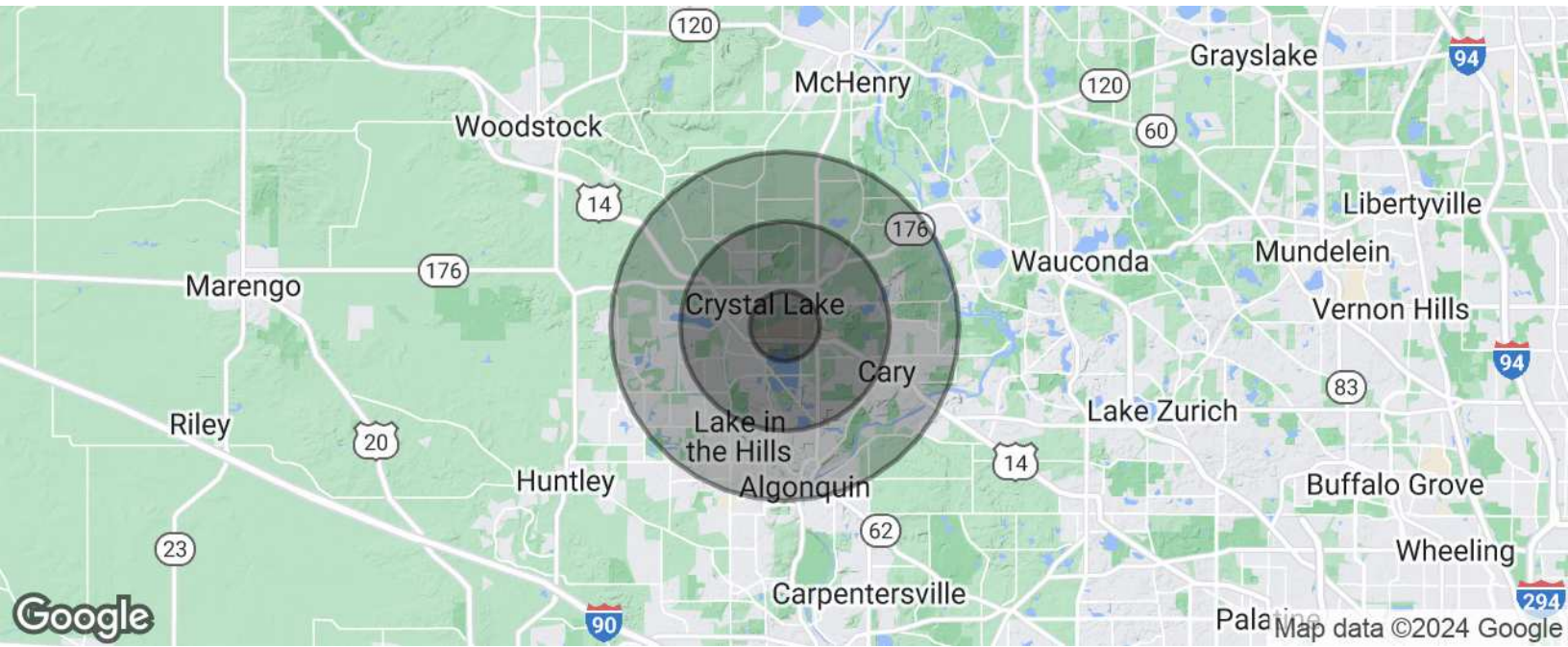
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,814	46,350	118,655
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,471	17,570	43,306
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$111,213	\$119,896	\$137,200
Average House Value	\$289,579	\$310,612	\$333,602

Demographics data derived from AlphaMap

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