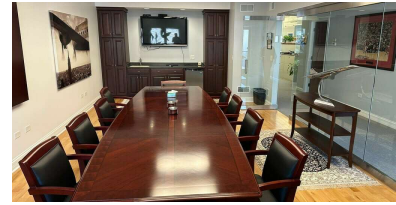


**377 W Virginia St (Route 14)**  
Crystal Lake, IL 60014

**For Sale**

MLS #12182212 (Office) 12182251 (Retail)

**OFFICE**



**OFFICE BUILDING 4,600 SF**

**\$975,000**

**Freestanding Masonry Building**

Freestanding 4,600 SF upscale masonry building currently used as an insurance office but zoned for Retail (B-2).

Completely gutted and renovated in 2008 with new HVAC and roof in 2014. Owner documents over \$500K in improvements.

9 private offices, large conference room, cubicle area, storage room, kitchen, 42 parking spaces and lighted pole sign. Wood truss roof. Thick foam insulation for lower utility bills.

Great visibility on busy W. Virginia St. (Route 14) with 25,600 vpd.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,347	53,346	120,980
Average HH Income	\$98,634	\$129,597	\$139,091

**Specifications**

Size:	4,600 SF
Year Built:	1960 / Full Renovation 2008
HVAC System:	GFA / Central Air
Electrical:	100 & 200 amp
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	9 - 12 ft
Parking:	42
Sewer/Water:	City
Zoning:	B2
Taxes:	\$25,373.66 (2023)
PIN #:	19-05-303-006 & 008

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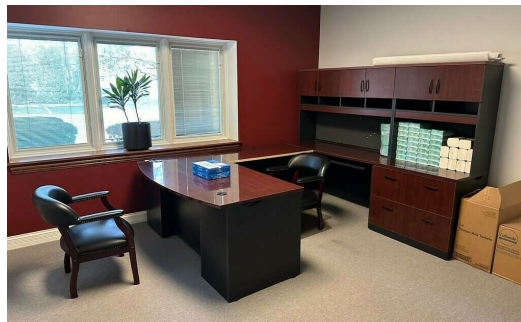
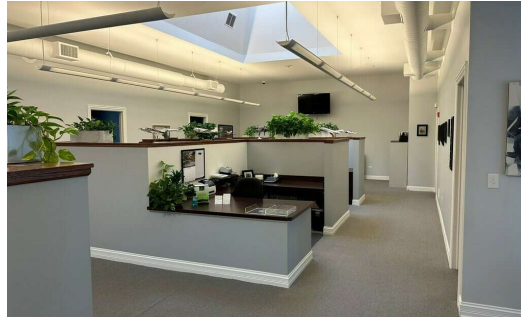
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

377 W Virginia St (Route 14)  
Crystal Lake, IL 60014

For Sale

OFFICE



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# 377 W Virginia St (Route 14)

Crystal Lake, IL 60014

# For Sale

**OFFICE**



PARKING



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O: 847.854.2300 xx20 C: 847.507.1759

OFFICE

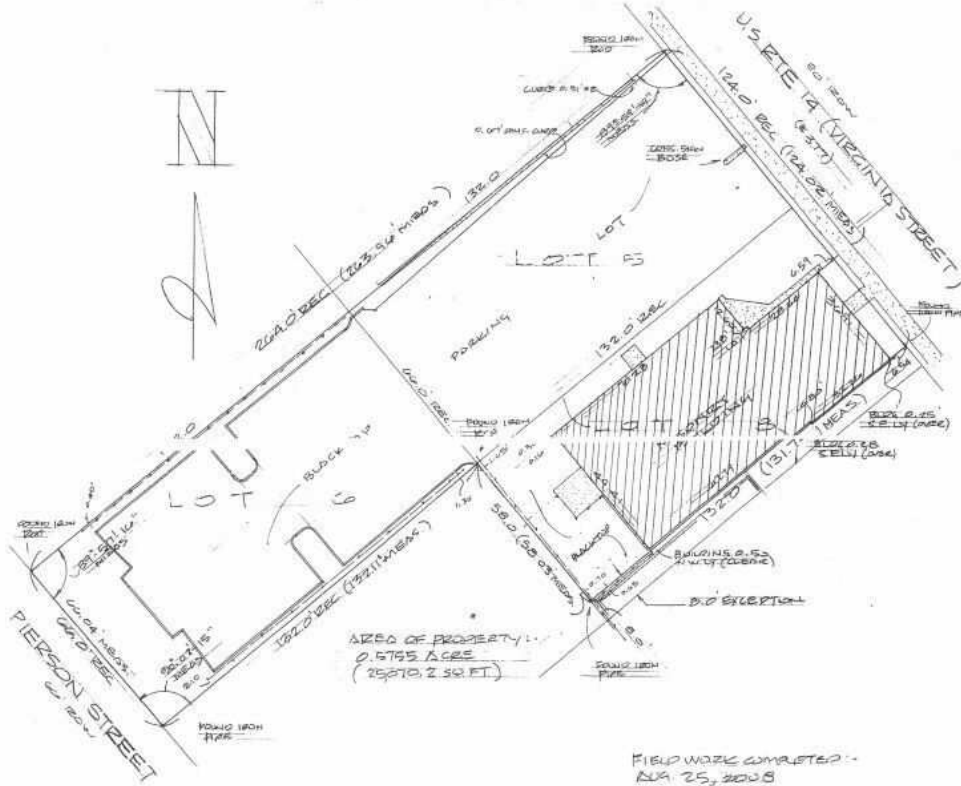
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lots 5, 6 and the Northwest 58 feet of Lot 8 in Block 9 in the Original Plat of the Village of Crystal Lake, a subdivision of part of the Southwest Quarter of Section 5, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded April 21, 1840, in Book B of Deeds, page 128, in McHenry County, Illinois.



FIELD WORK COMPLETED -  
AUG. 25, 2008

Professional Design Firm  
Land Surveying Corporation  
License No. 184-002863

Scale: 1" = 20'  
 Ordered: Jim Pace  
 Owner: [Signature]  
 Page: 19-053  
 Drawn: [Signature]  
 Job: 857,000 SW  
 City: CRYSTAL LAKE

STATE OF ILLINOIS  
 COUNTY OF KANE on Aug 26, 2008

This is to certify that the plat hereon drawn correctly indicates all as above described property.

[Signature]  
 Charles J. Hill, PLS 2700 My license expires 11/30/09  
 Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.\*

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

This professional service conforms to the current Illinois minimum standards for a boundary survey.

ALAN J. COULSON, P.C.  
 PROFESSIONAL LAND SURVEYORS  
 ILLINOIS - WISCONSIN

388 W. MAIN ST. PHONE 847-426-2811  
 N. DUNDIGE, IL 60114 1-800-562-2910  
 E-mail: acs@ajcoulson.com

Compare the description on this plat with deed. Refer to deed for easements and building lines.

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