

377 W Virginia St (Route 14)

Crystal Lake, IL 60014

For Sale

MLS #12182212 (Office) 12182251 (Retail)

OFFICE / RETAIL



OFFICE BUILDING 4,600 SF

HUGE PRICE REDUCTION \$750,000

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
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	9 - 12 ft
Parking:	42
Sewer/Water:	City
Zoning:	B2
Taxes:	\$25,373.66 (2023)
Electrical:	100 & 200 amp
PIN #:	19-05-303-006 & 008

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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.

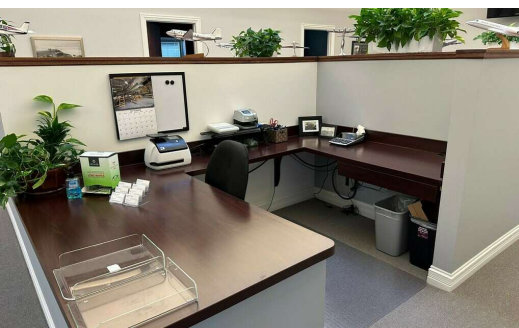
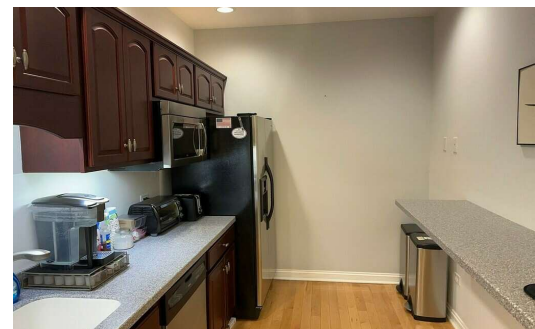
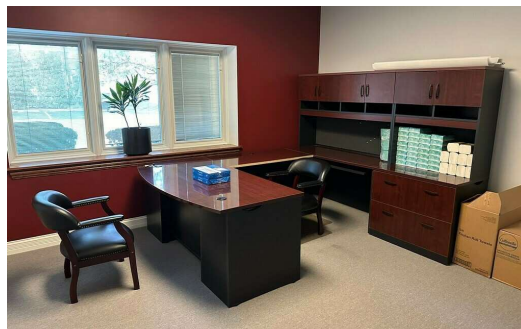
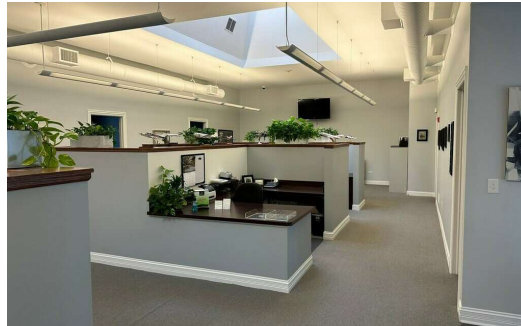


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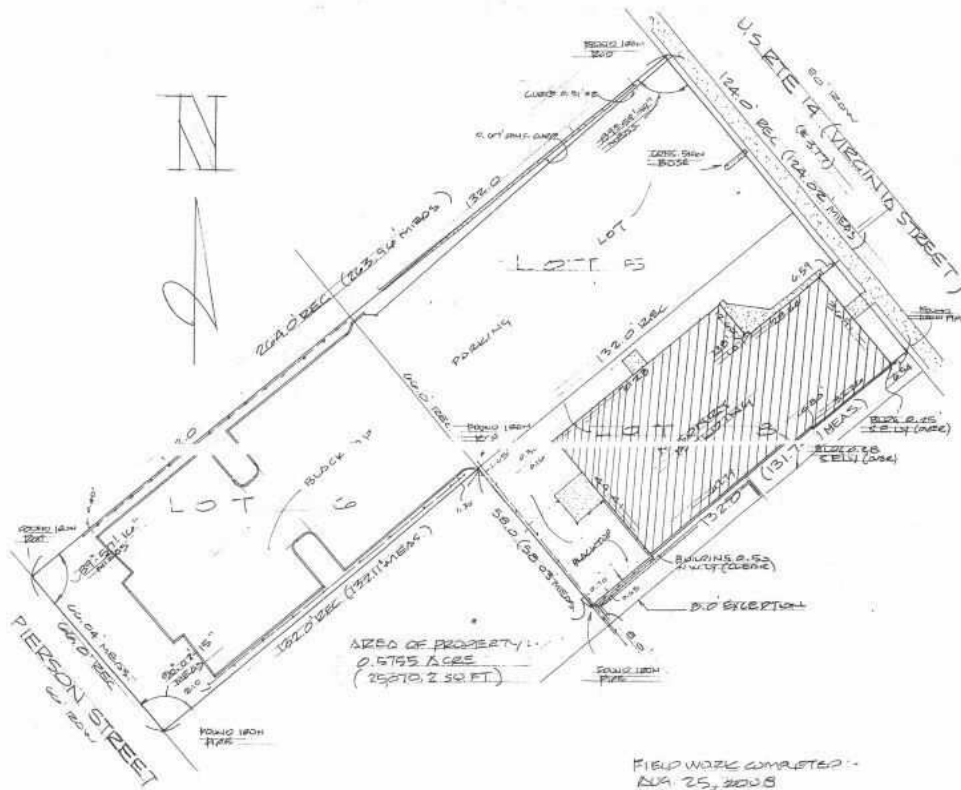
ALAN J. COULSON, P.C.

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 4, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereon recorded April 21, 1840, in Book 2 of Deeds, page 128, in McHenry County, Illinois.



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

Scale: 1"=20'
Ordered: Jim Bartz
Owner: [Signature]
Page: 19-05-03
Drawn: [Signature]
Job: 857,090 SL
City: CRYSTAL LAKE

STATE OF ILLINOIS
COUNTY OF KANE 25, 2008

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

Charles J. Hill PLS 2700 My license expires 11/30/08
Any discrepancy in measurements should be promptly
reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDER-
GROUND 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
W. CUNNINGHAM, IL 60114 1-800-426-2811
E-mail: acoulson@att.net

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

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