

**42-52 Brink St**  
Crystal Lake, IL 60014

**For Sale**

MLS #12341861

**INVESTMENT OPPORTUNITY**



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**\$1,150,000**

**6 UNIT FULLY LEASED  
RETAIL INVESTMENT OPPORTUNITY  
10,408 SF**

6 Unit fully leased retail strip in downtown Crystal Lake across from Starbucks and free City parking lot.

Mostly long-term tenants, some below market with potential to raise rents. Utilities separately metered. Two Barrel and one flat roof are relatively new. 52 Brink was former dry cleaner and NFR letter is on file.

Contact broker for rent roll and operating statement.

**Specifications**

Size:	10,408 SF
Year Built:	1945
HVAC System:	GFA / Central Air
Electrical:	200 amp
Sprinklers:	No
Washrooms:	Varies per Unit
Parking:	Street and City Lot
Sewer/Water:	City
Zoning:	B-4
Taxes:	\$29,243. (2023)
NOI and Cap Rate:	\$87,177 7.6% CAP Contact Broker For Details
PIN #:	14-32-479-010 & 022

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,170	42,160	108,697
Average HH Income	\$125,113	\$129,085	\$135,117

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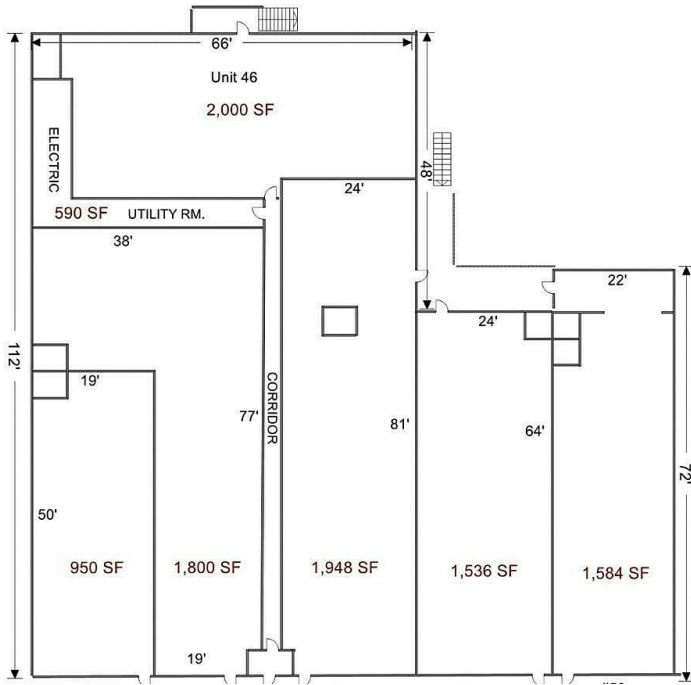


Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 x20 C: 847.507.1759

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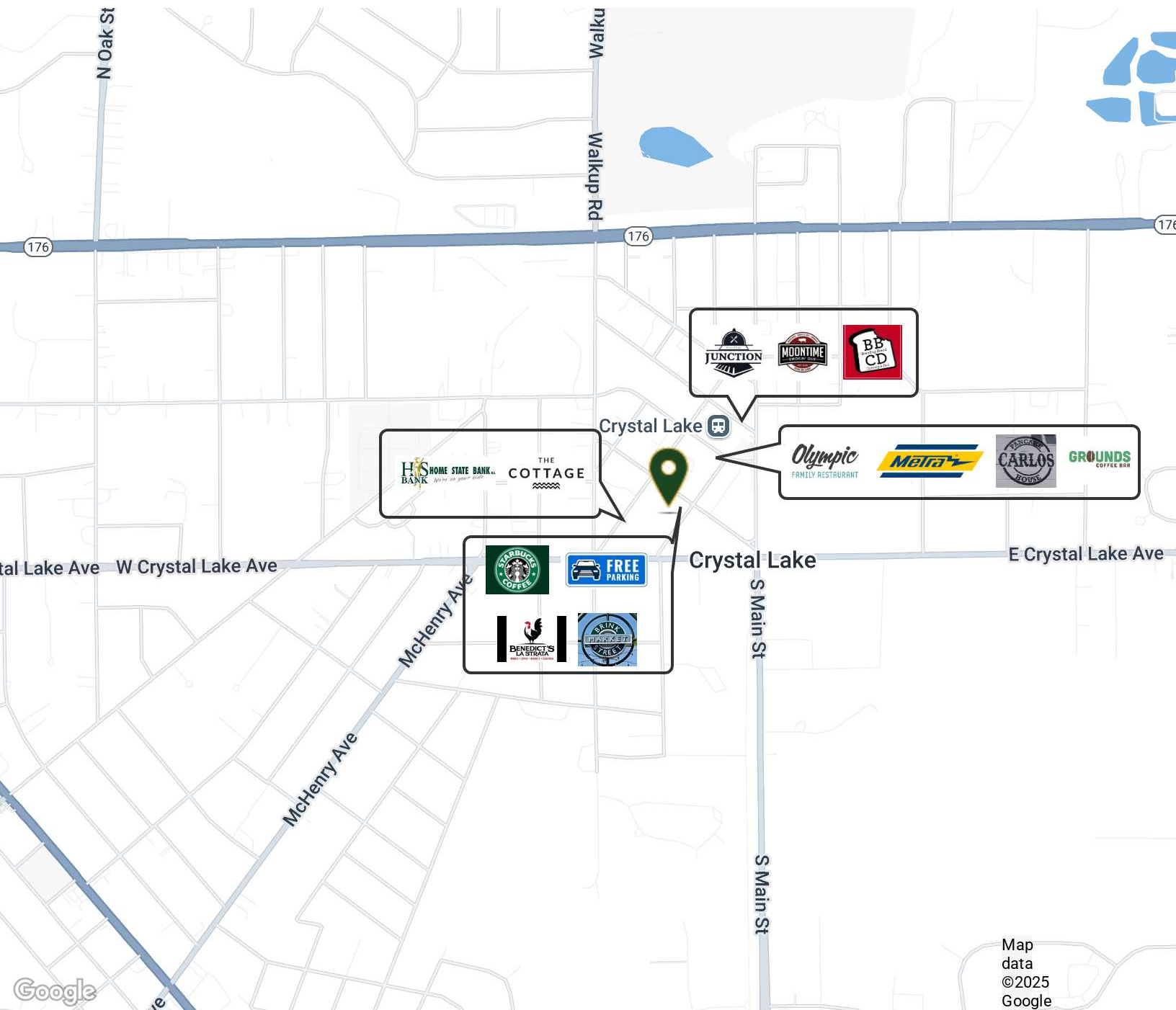
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Map  
data  
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Google

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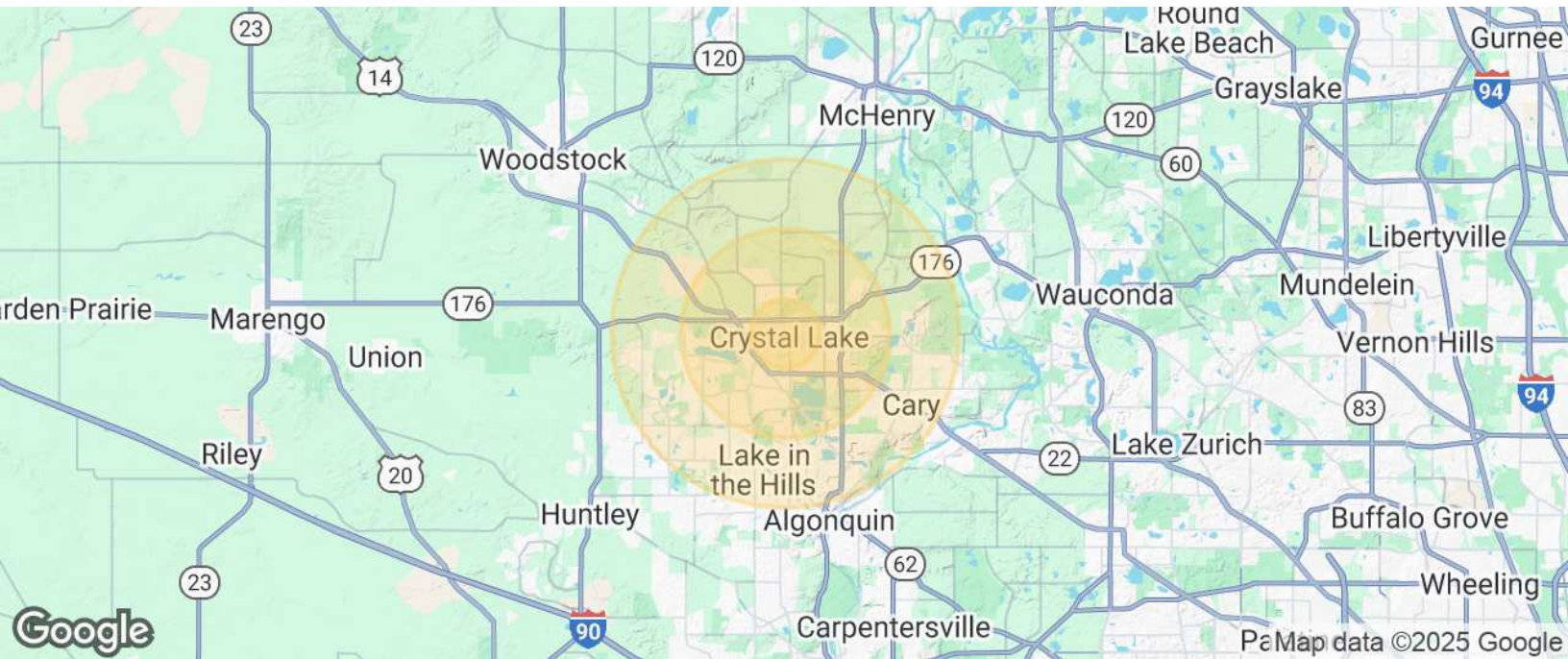
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,170	42,160	108,697
Average Age	41	41	40
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,788	15,772	39,551
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$125,113	\$129,085	\$135,117
Average House Value	\$313,694	\$329,670	\$330,051

Demographics data derived from AlphaMap

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