

# 4419 Northwest Highway (Route 14)

Crystal Lake, IL 60014

## For Sale

MLS #12097262

COMMERCIAL LAND



COMMERCIAL LAND 3.65 ACRE

\$1,825,000 (\$11.48 PSF)

### COMMERCIAL LAND 3.65 ACRE High Traffic Location

3.65 acre highly desired commercial site, former location of well known banquet facility and nightclub.

Property has two points of ingress/egress onto Route 14 with a possibility of a cross easement into the adjacent shopping center.

Currently all detention is off site. City water & sewer nearby at adjacent properties.

Average daily traffic counts are approximately 20,700 vpd on Route 14 and 34,000 vpd on Route 31.

Survey available upon request.

### Specifications

Description:	Commercial Land - Retail
Land Size:	3.65 Acres (158,994 SF)
Topography:	Level
Environmental Status:	Clean
Utilities:	to site
Sewer/Water:	Well & Septic City water & Sewer nearby at adjacent properties
Frontage Dimensions:	690'
Zoning:	B2 PUD
Taxes:	\$45,169.36 (2024)
PIN #:	19-10-200-003& 036

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[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker

**Michael Deacon**

[MichaelD@PremierCommercialRealty.com](mailto:MichaelD@PremierCommercialRealty.com)

O: 847.854.2300 x28 C: 815.814.6500



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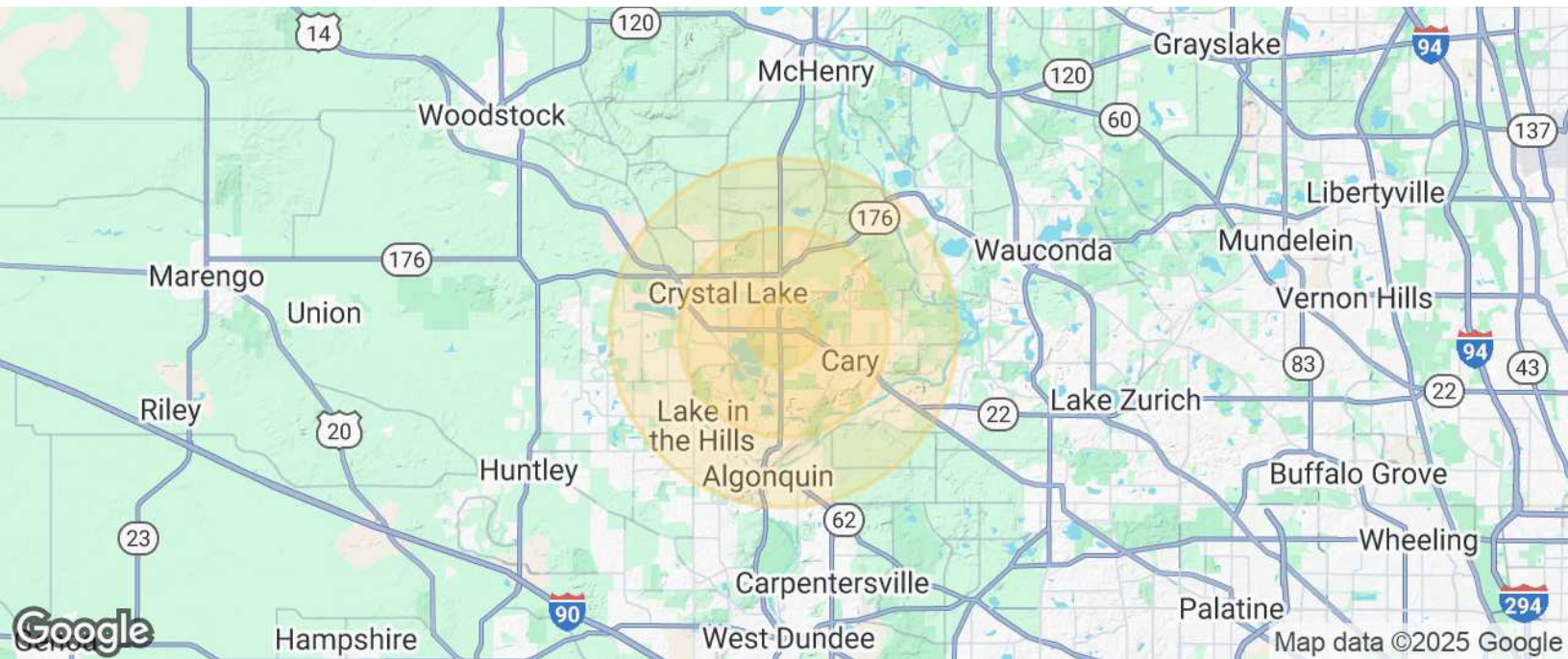


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Population	1 Mile	3 Miles	5 Miles
Total Population	3,480	46,627	125,016
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	43	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,345	17,379	46,370
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$98,723	\$122,112	\$135,034
Average House Value	\$272,410	\$306,541	\$334,075

Demographics data derived from AlphaMap

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