

436- 438 W Virginia St (Route 14)

Crystal Lake, IL 60014

For Sale & Lease

MLS #12422638

RETAIL



RETAIL / OFFICE 3,506 SF (DIVISIBLE)

SALE: \$259,900

LEASE: \$10.50 PSF (MG)

Retail or Office 3,506 SF (divisible)

This 3,506 SF, B2 zoned building has strong visibility and an adaptable layout which makes this a great location for retail, office or specialty businesses.

Space can be divided into separate spaces (1,352 SF with 633 SF basement and 2,154 SF with 633 SF basement) making it ideal for a single use or occupy one unit and lease out the other.

New water heaters, newer (2020) Firestone rubber membrane roof and newer HVAC RTU on unit 436. Units are separately metered.

Convenient street parking in front and 4 onsite employee parking spaces behind the building.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,707	47,357	110,848
Average HH Income	\$101,000	\$131,874	\$138,949

Specifications

Land Size:	0.13 AC
Year Built:	1946
HVAC System:	GFA/ Central Air
Electrical:	110/240V, 200 amp panels w/ 100 amp side panel
Washrooms:	1 per Unit
Ceiling Height:	8 - 9 ft
Parking:	Street and 4 behind bldg.
Sewer/Water:	City
Zoning:	B-2
Taxes:	\$8,493.18 (2024)
Lease:	Tenant Responsible for Utilities and Snow Removal
PIN #:	19-06-284-013

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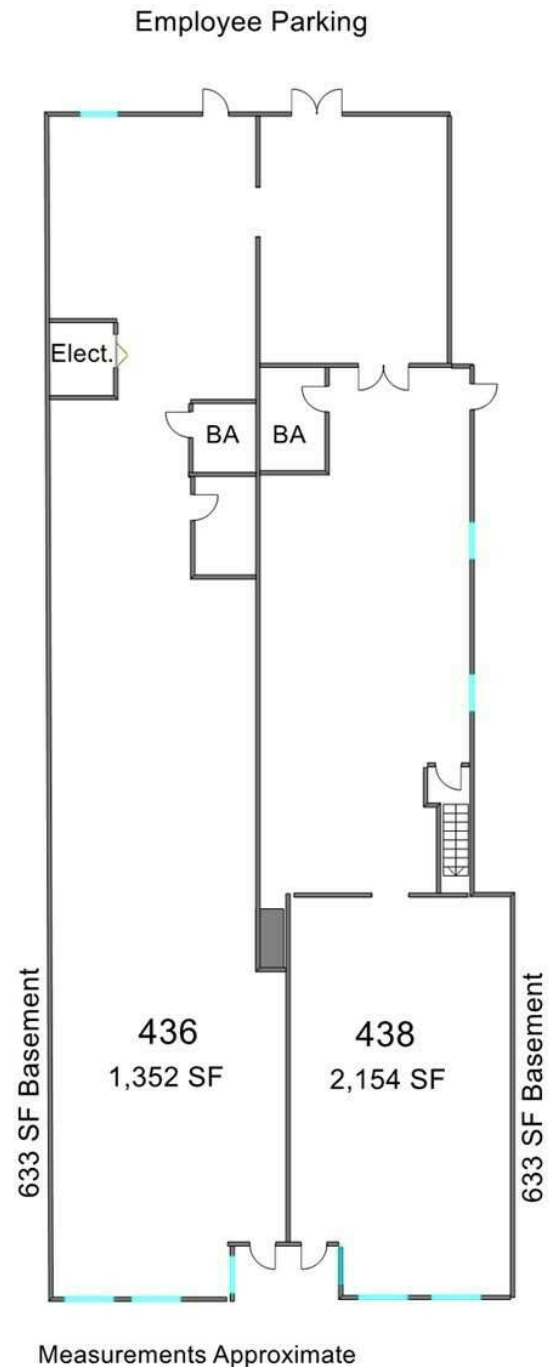
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