

115-117 N. Main Street

Crystal Lake, IL 60014

For Sale

MLS #12544076

MIXED USE



MIXED USE 9,260 SF

\$625,000

Two Story Mixed Use 9,260 SF

Two story masonry mixed use building in downtown Crystal Lake with two first floor retail units and second floor former meeting hall.

One retail space on first floor is occupied by a bicycle store ($\pm 2,075$ SF plus basement) on a month to month lease paying \$1,700/mo. gross and other retail unit is vacant ($\pm 1,500$ SF plus basement) and ready to rent. Each retail space has its own GFA furnace and A/C. There is $\pm 1,000$ SF storage space between the two units with separate entrances.

Second floor former meeting hall is $\pm 4,630$ SF including bar and kitchen, 2 small bathrooms and 2 GFA/ furnaces with rooftop A/C units.

Fieldstone foundation and $\pm 4,630$ SF basement under entire building and barrel roof. Ideal for someone looking for a value add rehab project. Close to train station. Separate electric and gas services. Free City parking lot behind building plus street parking and on-site spaces.

Specifications

Description:	Mixed Use Building
Size:	9,260 SF
Year Built:	1905
HVAC System:	GFA/ Central Air
Electrical:	3 services 100 amp each
Washrooms:	2 per Level
Ceiling Height:	10 - 12 ft
Parking:	4 plus Street & City Lot
Sewer/Water:	City
Zoning:	B4
Taxes:	\$16,032 (2024)
PIN #:	14-33-351-002

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Senior Broker

Bruce Kaplan

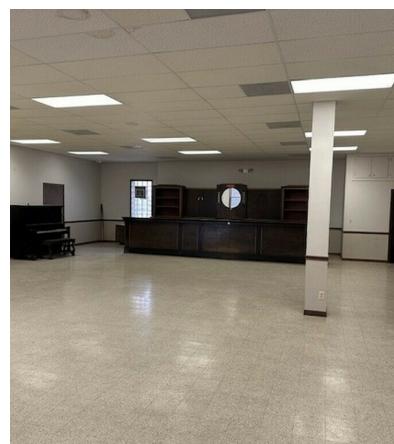
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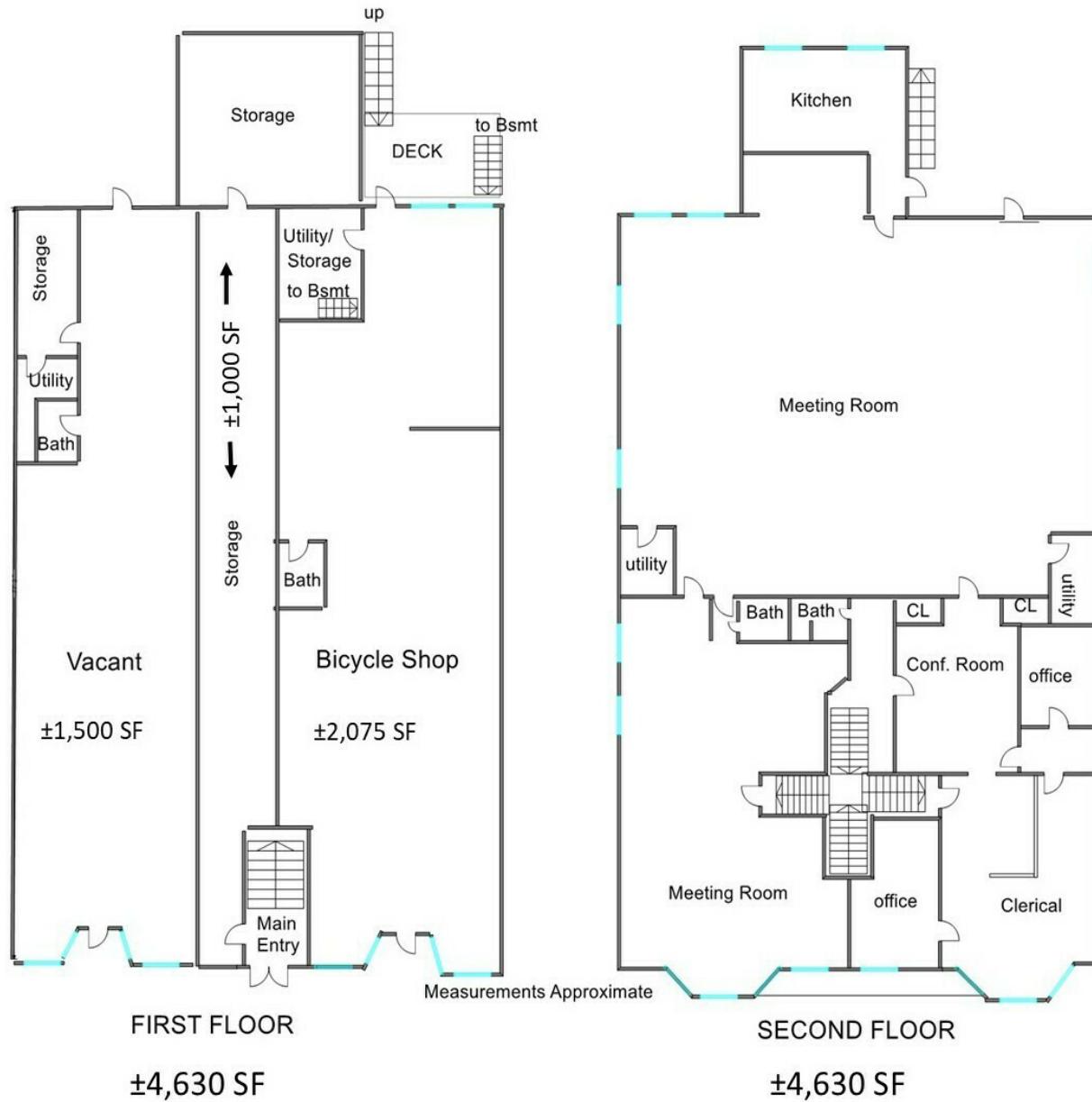
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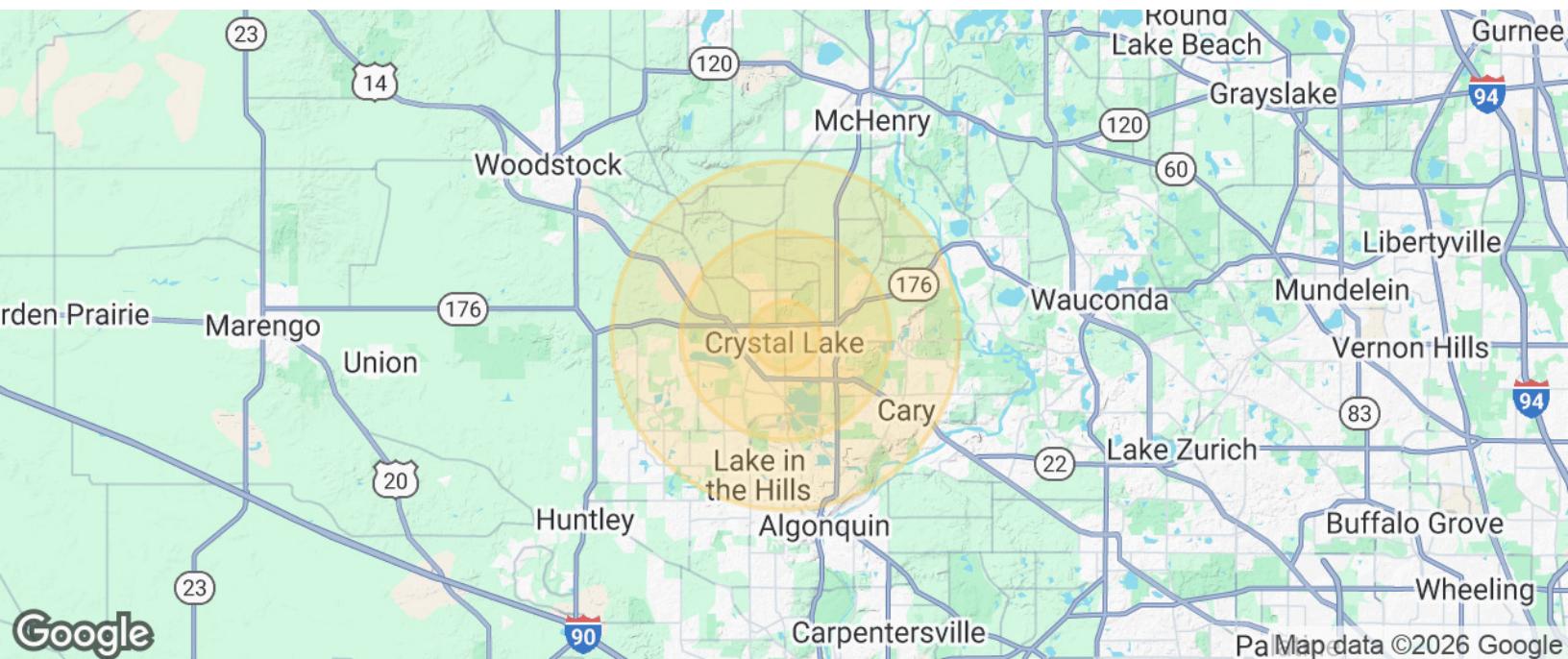
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,396	38,083	108,361
Average Age	41	41	40
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,454	14,344	39,443
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$129,714	\$124,811	\$134,880
Average House Value	\$321,925	\$324,479	\$329,687

Demographics data derived from AlphaMap

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