

436 W Virginia St (Route 14)

Crystal Lake, IL 60014

For Sale & Lease

MLS #12422638

RETAIL



RETAIL / OFFICE 3,506 SF

SALE: \$259,900 LEASE: \$1,885 MOD. GROSS

Retail Or Office 3,506 SF

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.

436 is a 2,154 SF retail/office space available for lease at \$1,885 per month modified gross. Tenants pay for utilities, interior maintenance, and their portion of snow removal.

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. (2 Spaces per tenant)

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

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,751	49,262	115,436
Average HH Income	\$109,679	\$129,467	\$136,657

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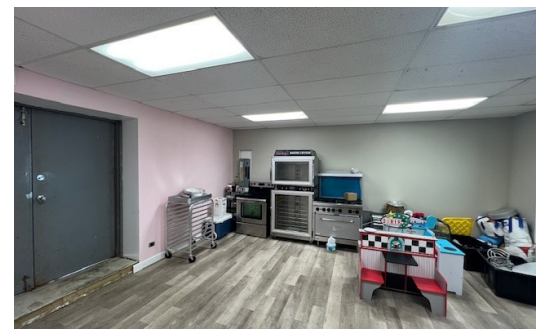
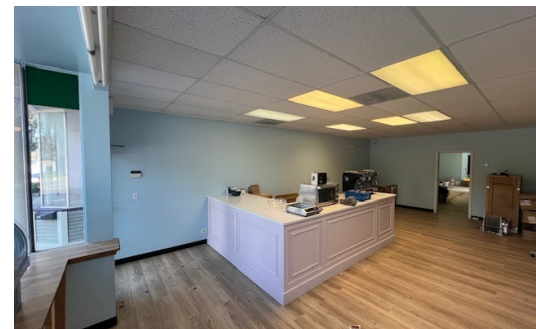
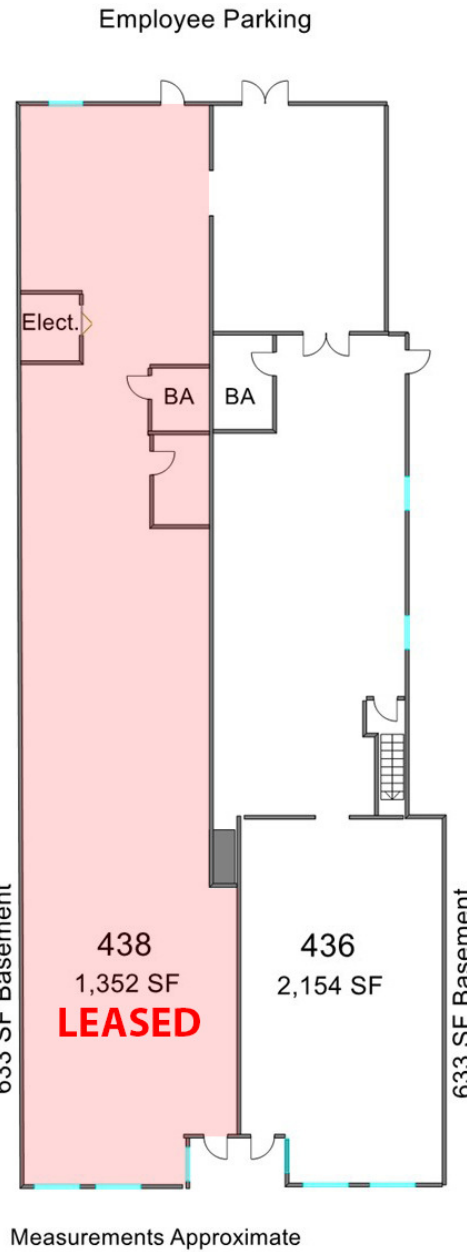


Heather Schweitzer
 President / Designated Managing Broker
 HeatherS@PremierCommercialRealty.com
 O: 847.854.2300 x15 C: 815.236.9816

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Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156