

# 446 N II Route 31

Crystal Lake, IL 60012

# For Sale

MLS #12352712

**OFFICE/RETAIL CONDO**



**OFFICE/RETAIL CONDO 5,200 SF**

**PRICE REDUCED \$950,000**

### Office / Retail Condo

Beautiful 5,200 SF space on Route 31 just North of Route 176 in the Woods of Crystal Lake Office/Retail Complex. Home of former Columbia College location. Space is built out with 4 large classrooms, student lounge, admin area with separated area for 3 offices and copy area and admin break room. Monthly association dues of \$892.67.

Perfect for training facility, a company that wants large conference room areas or collaborative work space. Unit could be divided into two separate spaces and could also be a retail use.

Two PINs, two electric panels. Signage on front of building allowed and Monument signage on Route 31 available. Unit currently under NNN lease but location has closed and lease could potentially be terminated.

### Specifications

Size:	5,200 SF
Year Built:	2007
HVAC System:	GFA/ Central Air
Electrical:	220/240
Sprinklers:	No
Washrooms:	2 ADA Multi Stall
Ceiling Height:	10 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B-2/PUD
Taxes:	\$17,933.28 (2025)
Association:	\$892.67/mo.
PIN #:	14-34-130-009,010

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,092	31,095	92,075
Average HH Income	\$146,650	\$132,179	\$129,546

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*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*



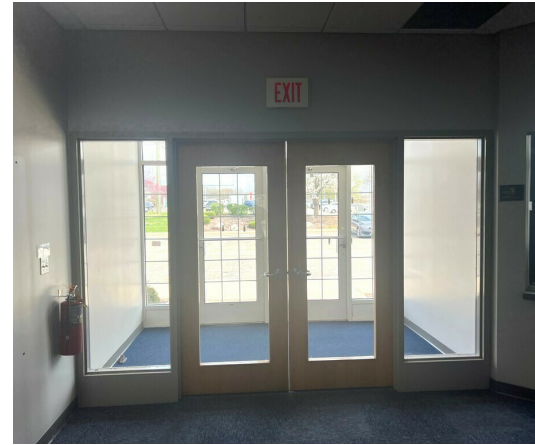
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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