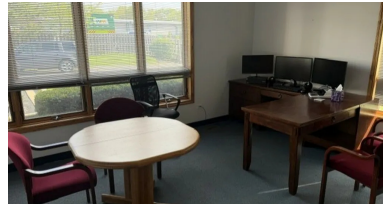


820 East Terra Cotta Avenue
Crystal Lake, IL 60014

For Sale

MLS # 12633514

OFFICE



PROFESSIONAL OFFICE CONDO 2,500 SF

PRICE REDUCED! SALE PRICE: \$289,000

**PROFESSIONAL OFFICE CONDO
2,500 SF**

PRICE REDUCED!

2500 sq ft professional office end unit condo for sale in popular 820 E Office Park. Has 6 privates, breakroom, server room, reception area, open area and 2 baths. Good natural light.

Good for law firm, accountant, etc. Association dues are \$540/ month. Consists of four 625 SF condo units with 4 PINS. Only \$115.60 per SF! Seller willing to leave office furniture if buyer wants it.

Specifications

Description:	Office Condo
Size:	2,500 SF
Year Built:	1996
HVAC System:	GFA / Centrai Air
Electrical:	200 AMP
Washrooms:	2 ADA
Ceiling Height:	9 FT
Parking:	Common
Sewer/Water:	City
Zoning:	O
Taxes:	\$7,905.36 (2025)
PIN#	14-34-178-052,053,055,056
Associations Dues:	\$540/mo.

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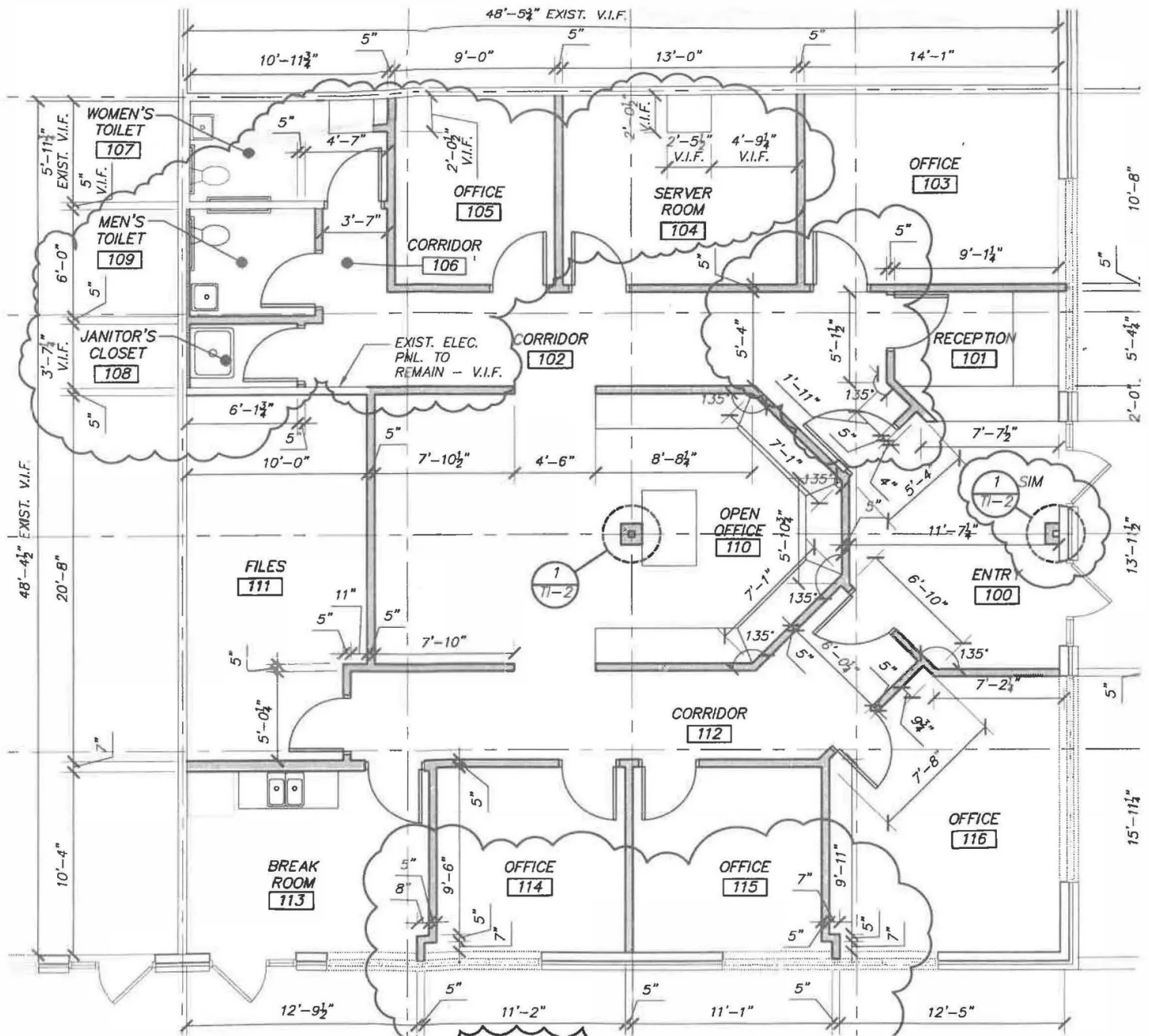
Bruce Kaplan
Senior Broker

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

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For Sale

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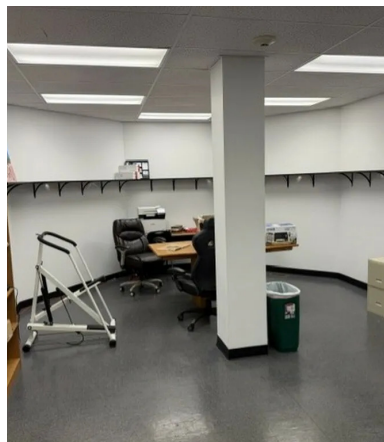
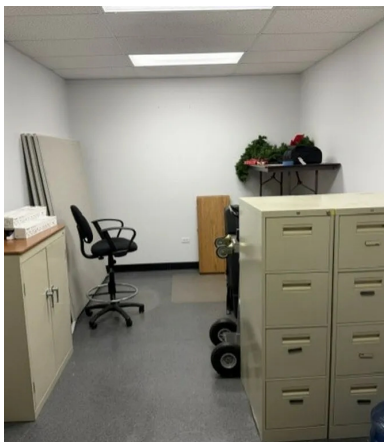
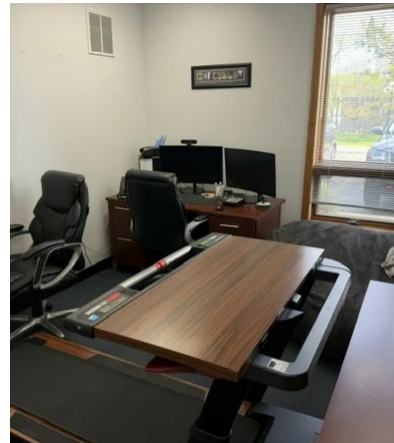
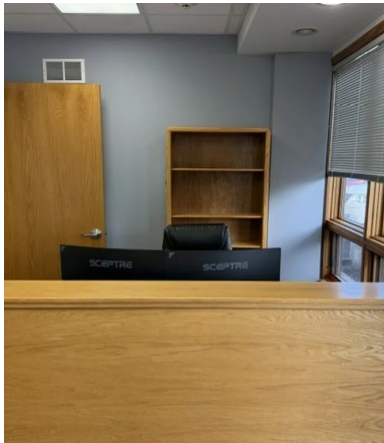
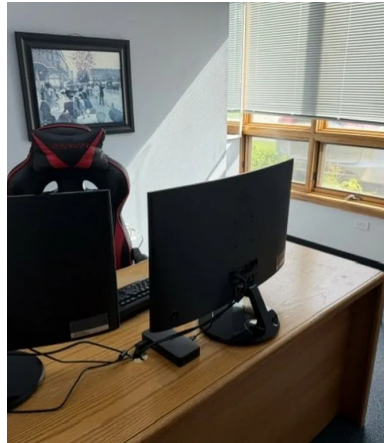
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