

1.3 AC Lot 11, Mitchell Ct

Crystal Lake, IL 60014

For Sale

MLS #12713050

LAND



VACANT INDUSTRIAL LAND 1.3 AC

\$245,000 (\$4.32 PSF)

VACANT INDUSTRIAL LAND 1.3 AC

Price reduced on this rare 1.3 acre industrial land site in the Lakeview Business Center off Rakow Rd one block from the Rt 31 Walmart.

Ideal for industrial or office project. Crystal Lake would consider re-zoning for retail use. Offsite detention. Corner location with frontage on Rakow and Mitchell Ct. Association dues currently \$353.02/year.

See covenants and restrictions.
Price reduction is \$4.32 per sq ft.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,177	54,012	132,333
Average HH Income	\$113,428	\$114,048	\$136,765

Specifications

Description:	Industrial Land
Land Size:	1.3 AC
Topography:	Level
Environmental Status:	To Be Addressed
Utilities:	To Site
Sewer/Water:	City / City
Frontage Dimensions:	240' x 235'
Zoning:	M (Manufacturing)
Taxes:	7006.20 (2025)
PIN #:	19-15-127-009

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Bruce Kaplan
Senior Broker

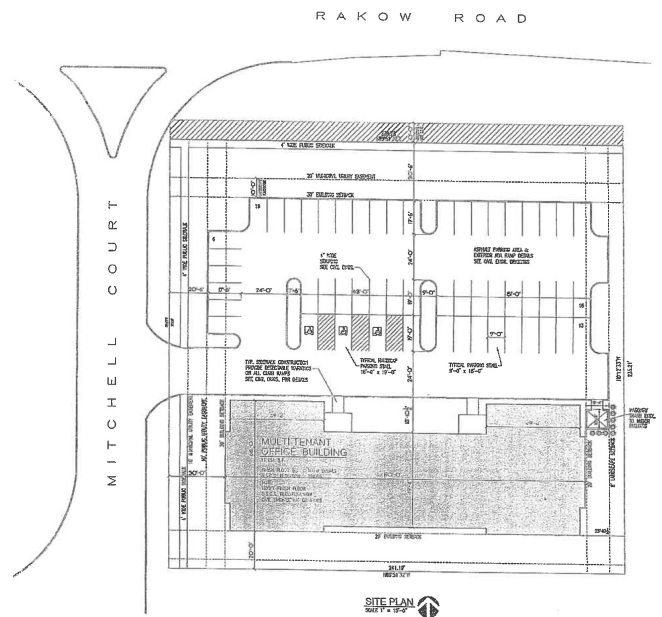
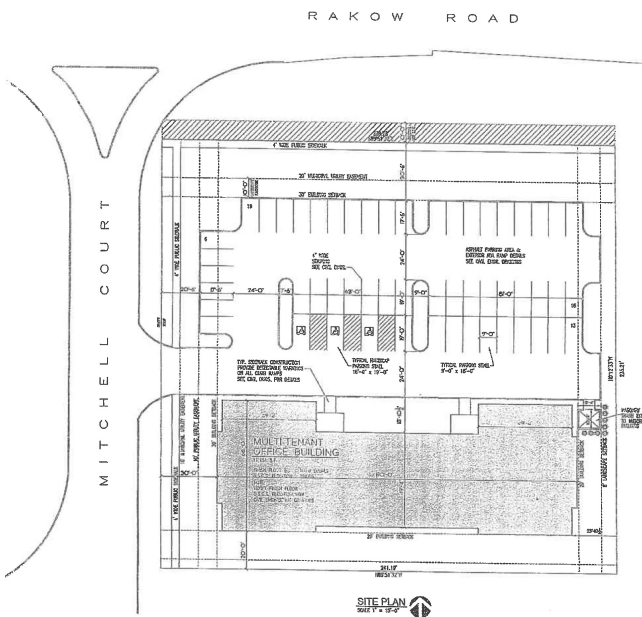
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

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LAND

2001R0000861

FINAL PLAT OF SUBDIVISION LAKEVIEW BUSINESS CENTER PHASE - II

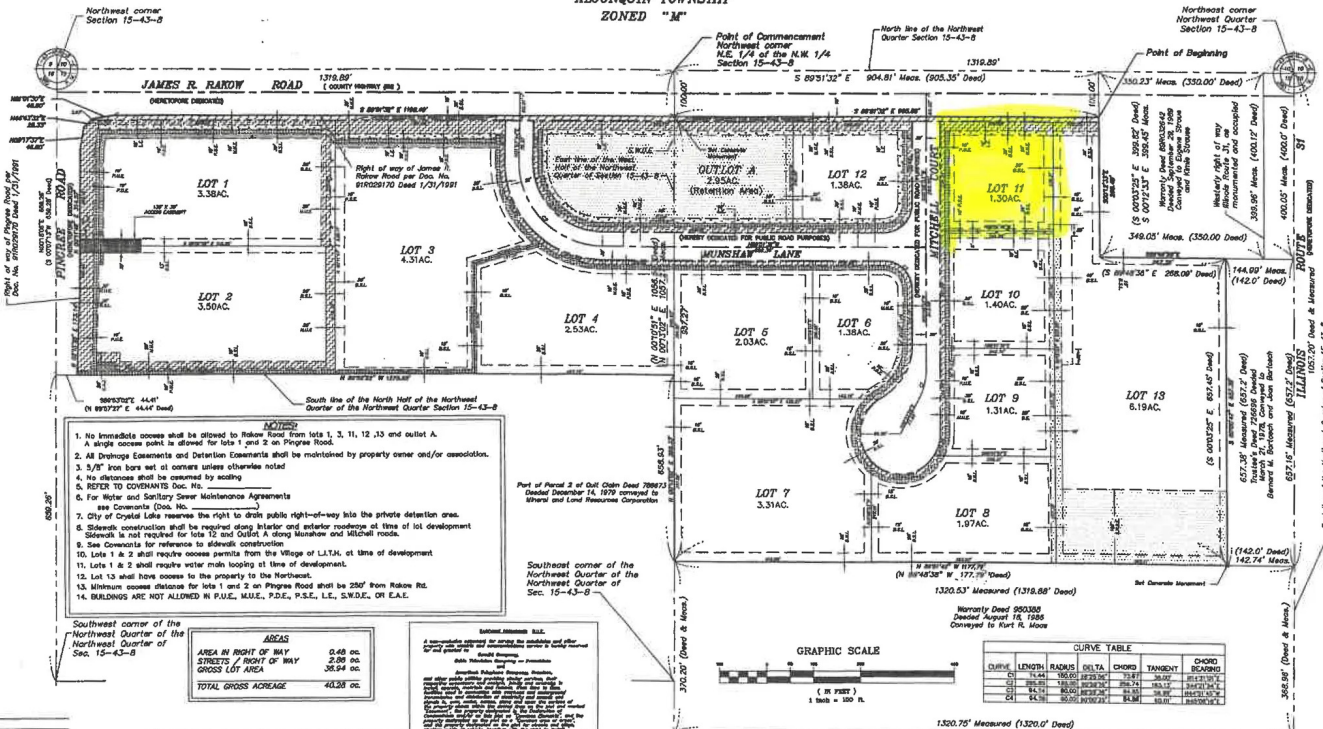
BEING A SUBDIVISION OF PART OF THE NORTH 1/2
OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 43
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN McHENRY COUNTY, ILLINOIS

ALCONQUIN TOWNSHIP

ZONED "M"

SMITH ENGINEERING CONSULTANTS, INC.
2400 S. Rte. 140, Crystal Lake, IL 60014
815-398-1177 FAX 815-398-1181

1948



2001R0000861

57.00
X

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FINAL PLAT SUBDIVISION PHASE II					
REVISIONS	DATE	BY	DATE	PROJECT NO.	SHEET NO.
1. REV.	12-20-00	MP/JPS	12-20-00	0000000	1 OF 2
2. REV.	12-20-00	DBN	12-20-00	0000000	1 OF 2
3. REV.	12-20-00	DBN	12-20-00	0000000	1 OF 2
4. REV.	12-20-00	DBN	12-20-00	0000000	1 OF 2