

# 4419 Northwest Highway (Route 14)

Crystal Lake, IL 60014

## For Sale

MLS #12746944

COMMERCIAL LAND



COMMERCIAL LAND 3.65 ACRE

\$1,795,000

### COMMERCIAL LAND 3.65 ACRE High Traffic Location

3.65 acre highly desired commercial site, former location of well known banquet facility and restaurant.

Property has ingress/egress onto Route 14 with a possibility of a cross easement into the adjacent shopping center.

Currently all detention is off site. City water & sewer nearby at adjacent properties.

Average daily traffic counts are approximately 21,000 vpd on Route 14 and 34,000 vpd on Route 31.

Survey available upon request.

### Specifications

|                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| Description:          | Commercial Land - Retail                                             |
| Land Size:            | 3.65 Acres (158,994 SF)                                              |
| Topography:           | Level                                                                |
| Environmental Status: | Clean                                                                |
| Utilities:            | To Site                                                              |
| Sewer/Water:          | Well & Septic<br>City Water & Sewer nearby<br>at Adjacent Properties |
| Frontage Dimensions:  | 690'                                                                 |
| Zoning:               | B2 PUD                                                               |
| Taxes:                | \$46,359.76 (2025)                                                   |
| PIN #:                | 19-10-200-003& 036                                                   |

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**PREMIER**  
COMMERCIAL REALTY

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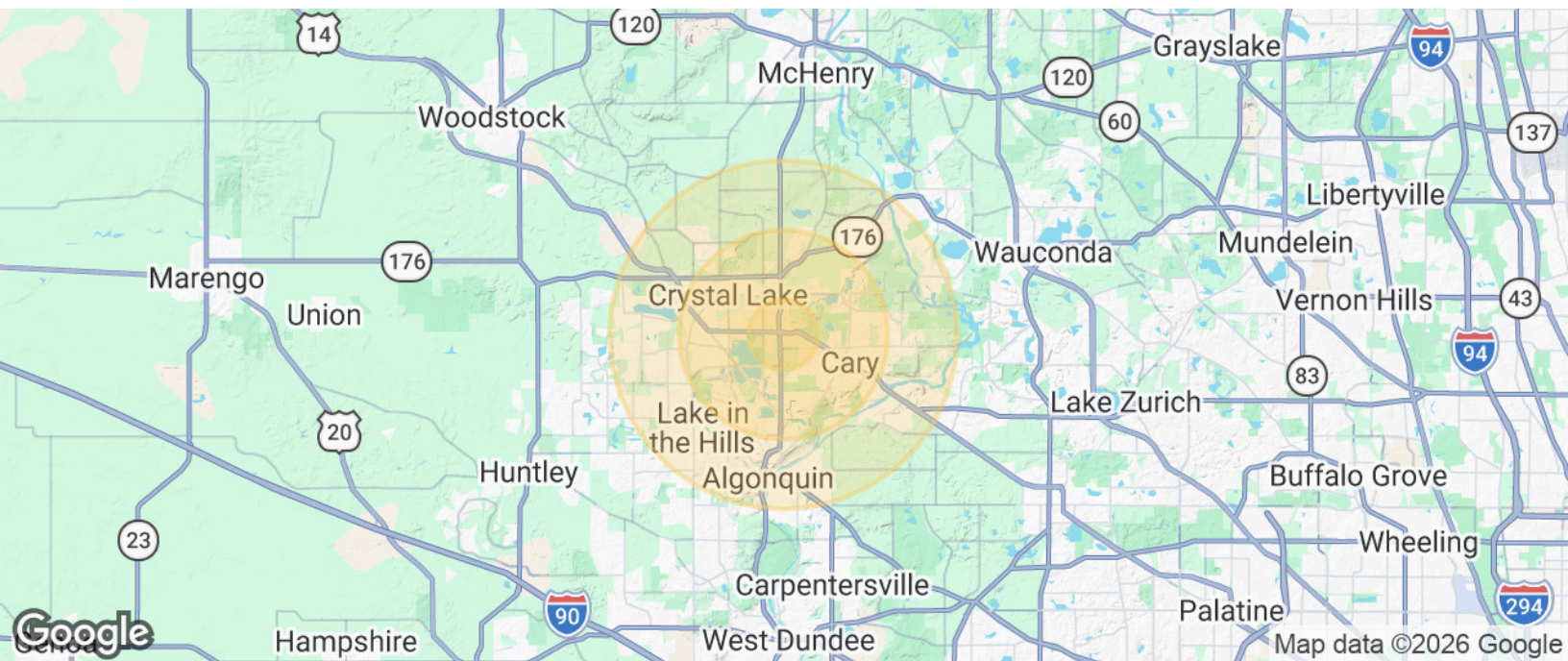
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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 3,480  | 46,627  | 125,016 |
| Average Age          | 41     | 41      | 41      |
| Average Age (Male)   | 39     | 40      | 40      |
| Average Age (Female) | 43     | 42      | 42      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,345     | 17,379    | 46,370    |
| # of Persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$98,723  | \$122,112 | \$135,034 |
| Average House Value | \$272,410 | \$306,541 | \$334,075 |

2020 American Community Survey (ACS)

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