

- Industrial
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## FOR SALE

### Office /Retail Building 3,300 SF w/ 5 Drive Up Lanes

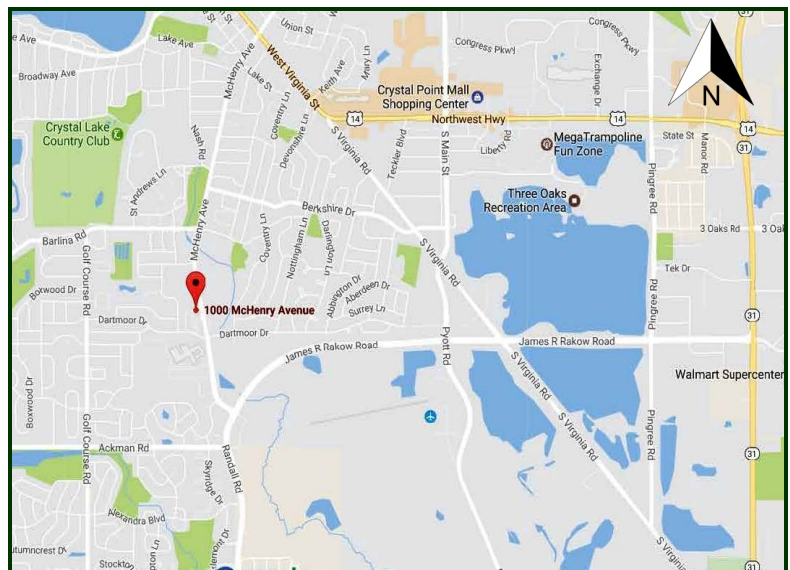
Former brick bank building with 5 drive up lanes under roof. Easy access to Randall Road and Route 14 with ample parking. Potential to be divided into 2 spaces. Open concept office area with large conference room, break room, teller windows and ample storage. Ideal for professionals (doctors, attorneys, insurance) or retail showroom. See layout and photos. Visit Premier Commercial Realty website to see more listings.



MLS: 09593687

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$85,008	\$101,824	\$106,893
Population	11,257	68,863	134,344

**TRAFFIC COUNTS: 8,650 Vehicles per Day**



Directions: Randall (James Rakow Rd.) North to McHenry Ave.

PIN: 19-07-455-012

June 27, 2018

PROPERTY SPECIFICATIONS	
Description:	Freestanding Bank Building with Drive Through Lanes
Building Size:	3,300 SF
Land Size:	1.687 AC
Year Built:	1985
HVAC System:	GFA / Central Air
Electric:	200 Amp
Sprinklered:	No
Washrooms:	2
Flooring:	Carpet / Tile
Ceiling Height:	8-9'
Parking:	32+
Sewer: City	Water: City
Zoning:	B1 PUD
Real Estate Taxes:	\$14,386.40 (2017)
Sale Price:	\$400,000
<b>REDUCED:</b>	<b>\$375,000</b>

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1000 S. McHenry Avenue  
Crystal Lake, IL 60014

