

- Industrial
- Commercial
- Office
- Land
- Business

OWNER / USER OR INVESTMENT OPPORTUNITY

OWNER/USER INVESTMENT

11,664 SF (Total)
8,914 SF (office) 2,750 SF (garage)
100% Leased

8.23 % CAP rate, 100% leased multi-tenant investment. Anchor tenant is Mercy Chiropractic & Rehab Center with 25 total small office tenants including tenants in the 8,914 SF office area, along with tenants who store vehicles in 2,750 SF garage area. See layout and photos. Contact broker for operating statement and rent roll. Visit Premier Commercial Realty website to see more listings.

MLS: 10353361

PROPERTY SPECIFICATIONS

Description:	Multi Tenant Brick Office Building
Year Built:	1966
Building Size:	11,664 SF Total 8,914 SF Office 2,750 SF Garage
Parcel Size:	.98 Acre
Percent Leased:	100% or owner will relocate
Parking:	53 Spaces (front and rear)
Income	\$91,684
Operating Expenses:	\$35,649
Current NOI:	\$51,451
CAP Rate:	8.23 %
Real Estate Taxes:	\$15,193.74 (2018)
SALE PRICE	\$624,900



MAIN



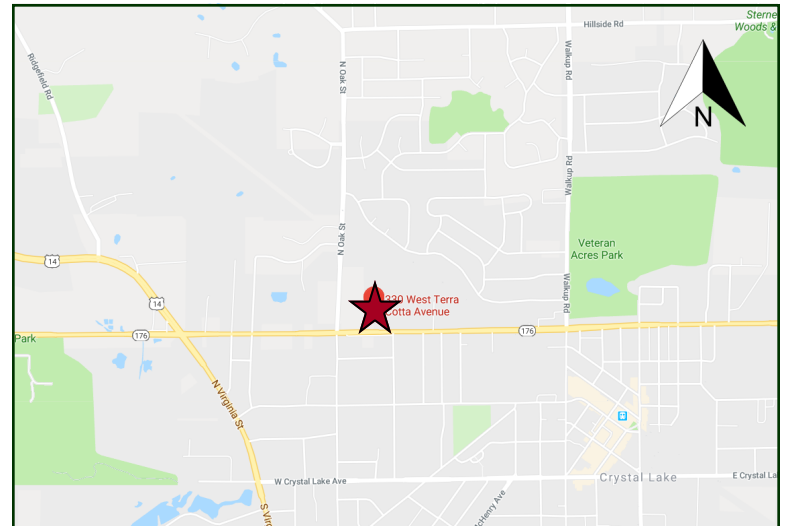
AERIAL



REAR / GARAGE



SIDE / L.L. ENTRY



Directions: East of Route 14 on left side just past N. Oak St.

PIN: 14-32-151-021

May 28, 2019

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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TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

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Lake in the Hills, IL 60156
Office: 847-854-2300
Fax: 847-854-2380

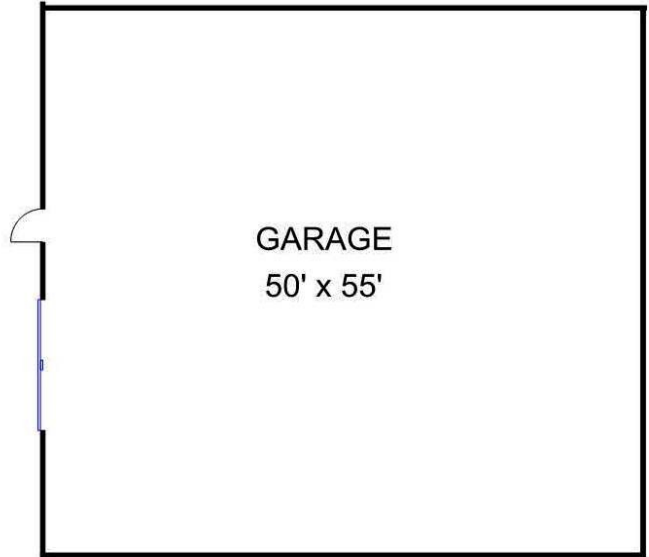
Heather Schweitzer - VP / Managing Broker
Office: 847-854-2300 Ext. 15
Cell: 815-236-9816
HeatherS@PremierCommercialRealty.com

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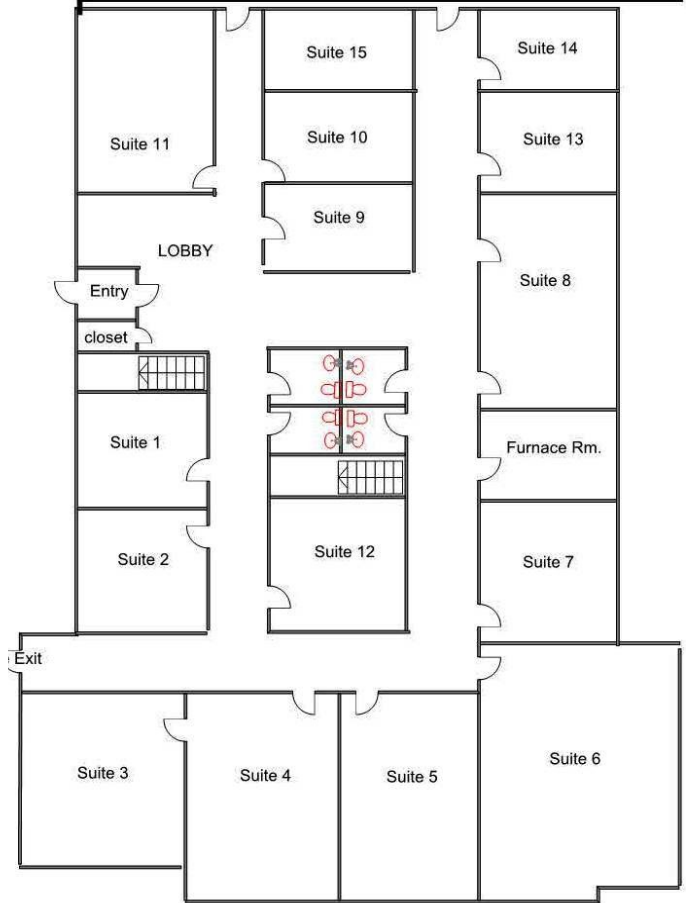
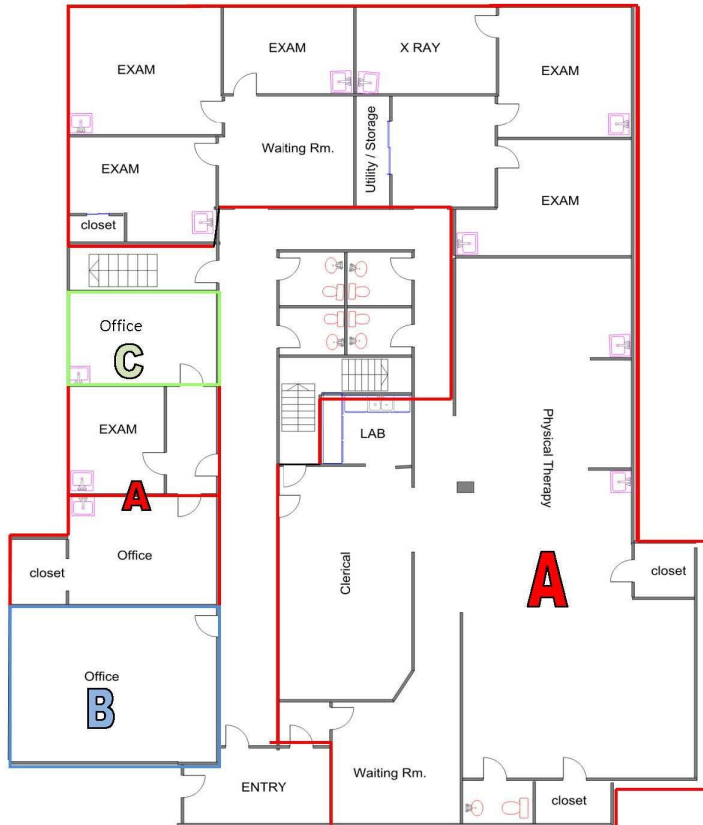
330 W Terra Cotta Ave.
Crystal Lake, IL 60014



LOWER LEVEL



MAIN FLOOR



PREMIER COMMERCIAL REALTY

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