

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Automotive and Mini Self Storage Bldg's. 4,000 and 4,800 SF

**4,000 SF Automotive building** with 685 SF office and (2) bathrooms (1 with shower). (6) DID's of varying heights, (5) lifts, compressor and 240/3 phase power. Located on the same street as emissions testing facility!

**4,800 SF mini self storage building** with 27 units ranging from 50 - 100 - 200 - 300 - & 400 SF. Income potential of \$2,900/ mo. (no electric / not climate controlled).

Monument sign w/ message board, 42+ common parking spaces. Potential for expanding storage bldg.

Non disclosure required. Visit Premier Commercial Realty website to see more listings.

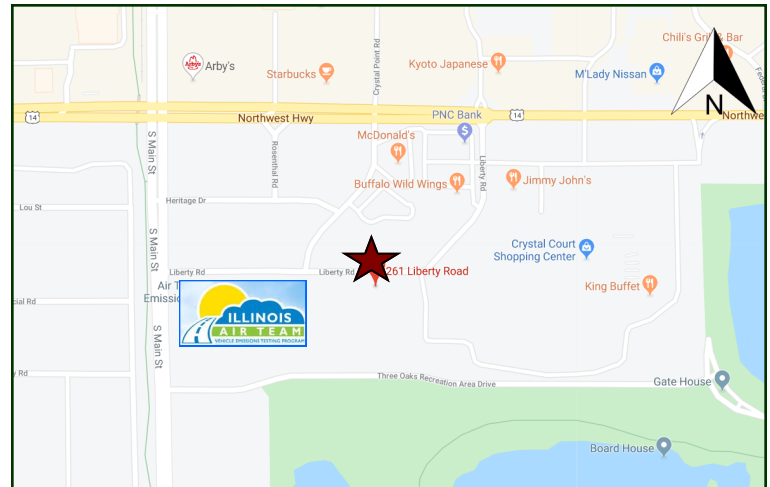
MLS: 10549298

#### PROPERTY SPECIFICATIONS

Description:	Automotive & Mini Self Storage
Year Built:	1986
Building Size:	4,000 (automotive) 4,800 (storage)
Land Size:	1.16 AC
Office:	685 SF
HVAC System:	GFF - A/C (Office Only)
Power:	240 amp 3 phase
Sprinklered:	No
Floor Drains:	Triple Basin Trench
Ceiling Height:	16'
Environmental:	TBD
Parking:	42±
Washroom(s):	2 (1 w/ shower)
Drive-in-Doors:	6
Sewer: City	Water: City
Possession:	Negotiable
Zoning:	M
Real Estate Taxes:	\$23,329.56 (2018)
Sale Price:	\$595,000



27 Unit Mini Self Storage



**DIRECTIONS:** Main street South of Northwest Hwy (Route 14), East on Liberty.

**PIN: 19-09-104-013**

October 15, 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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261 Liberty Road  
Crystal Lake, IL 60014

