

FOR SALE

Industrial Flex Condos 2,274 SF and 4,626 SF

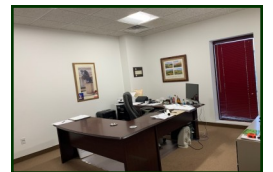
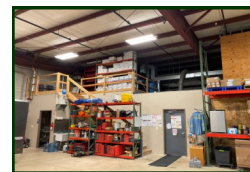
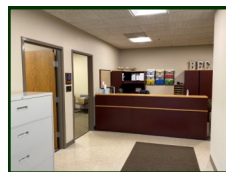
And 1.43 AC Land for parking and outside storage.

2 Flex condos with 1.43 AC land for parking and storage (sold separately).

UNIT C: 2,274 SF condo with 538 SF office consisting of (1) private, large reception/clerical and (1) bath. 538 SF mezzanine above office. 1,736 SF warehouse with (1) 12x14 DID.

UNIT G/H: 4,626 SF condo with 1,488 SF office consisting of (3) private offices, kitchenette, conference room or 4th office and (3) baths. 3,138 SF warehouse with (2) 12x14 DIDs, (1) 9x12 DID, mezzanine above office and located adjacent to common exterior dock.

1.43 AC Lot to expand for parking needs or possible contractor lot.



PROPERTY SPECIFICATIONS

Description:	2 Flex Condos & 1.43 AC
Year Built:	1999
Building Size:	19,000 SF
Land Size:	Bldg. Lot 1.52 AC Lot for Sale: 1.43 AC
Office:	Unit C: 538 SF Unit G/H: 1,488 SF
HVAC System:	GFA/ Central Air (office)
Power:	C: 200 amp 3 Phase G/H: 400 amp 3 Phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	20' - 22'
Parking:	30+ (common)
Washroom(s):	C: 1 G/H: 3
Truck Docks:	1 - Common Exterior
Drive-in-Doors:	C: (1) 12x14 G/H: (2) 12x14 (1) 9x12
Sewer: City	Water: City
Zoning:	M
Real Estate Taxes:	C: \$5,047.28 G/H: \$9,078.76
CAM: (monthly) 2020	C: \$241.61 G/H: \$503.35
Sale Price:	Unit C: \$ 193,290 Unit G/H: \$ 393,210 1.43 AC: \$ 99,900

MLS:

C: 10782499 G/H: 10782522 Land: 10782562



DIRECTIONS: Route 176 to south on Erick to west on Prairie.

PIN: C: 14-33-382-003 G/H: 14-33-382-009
Land: 14-33-379-019

July 9, 2020

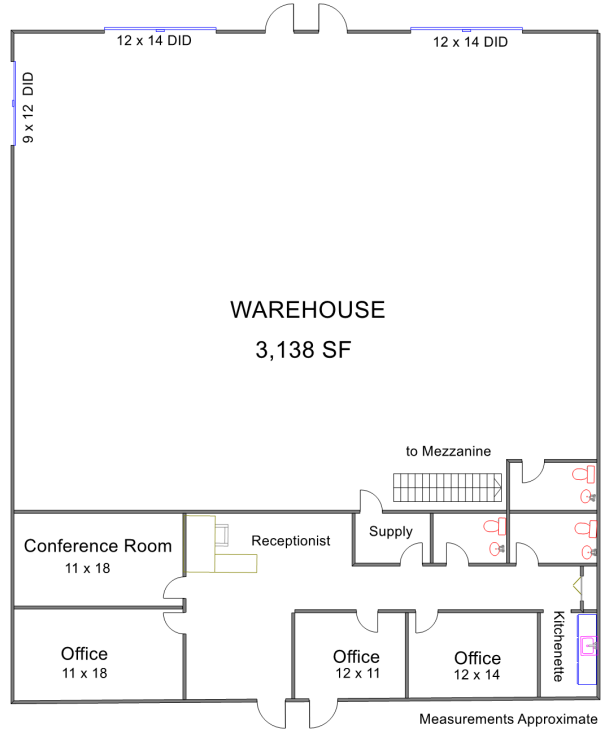
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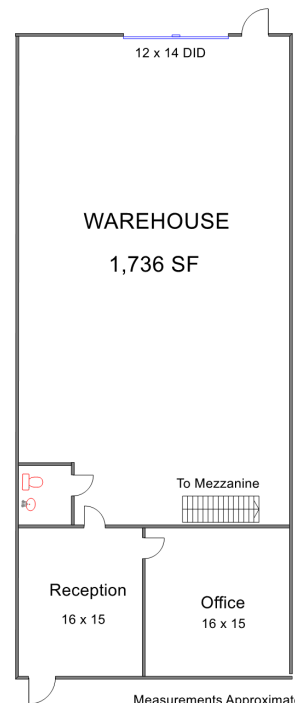
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371 Prairie Street
Units C and G/H
Crystal Lake, IL 60014



UNIT G/H 4,626 SF



UNIT C 2,274 SF

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