

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

Mixed Use Building 5,437 SF Retail & Residential

2-level mixed use building with partial basement in downtown Crystal Lake. 3,589 SF bi-level storefront currently used as a salon with 12 styling stations plus 4 kids stations and 4 shampoo stations. Ideal buyer would take over salon operation known as The Clip Joynt, a fixture in downtown Crystal Lake for 30+ years. See list of furniture, fixtures and equipment being offered with purchase. The second floor is an 1,800 SF 2 bedroom, 1 bath apartment with a huge master BR w/ walk in closet and sun deck. Apartment currently used by owner but could be rented for \$1,200/mo. Potential SBA financing with as little as 10% down. Visit Premier Commercial Realty website to see more listings.

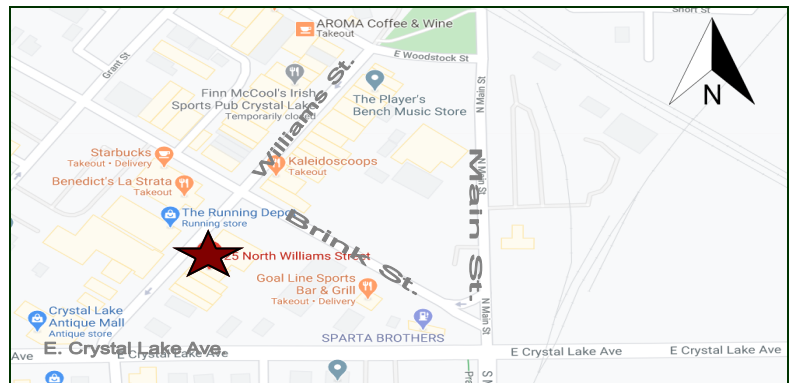


PROPERTY SPECIFICATIONS

Description:	Retail plus 2 BD Apartment
Building Size:	5,437 SF
Land Size:	4,625 SF
Year Built:	1875 / 1958 + Renovations
HVAC System:	Hot Water BB, GFA & Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	4 Total (3) down (1) Up
Flooring:	Varies
Ceiling Height:	8'-9'
Possession:	Negotiable
Parking:	8 Rear plus Street & Public
Sewer: City	Water: City
Zoning:	B4 (Mixed Use - Business)
Real Estate Taxes:	\$9,484.50 (2019)
Lease Price	Not For Lease
Sale Price:	\$449,000 (\$82.58 psf)

MLS: 10797563

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$87,644	\$89,435	\$95,529
Population	7,606	42,318	107,727



Directions Williams Street North of E. Crystal Lake Ave.
PIN: 14-32-483-025

August 7, 2020

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.

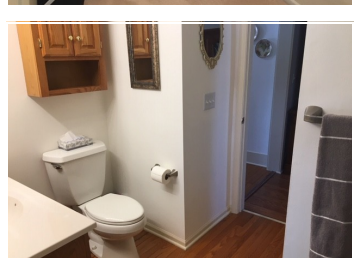
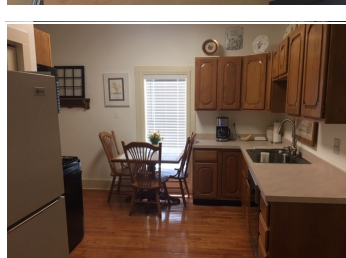
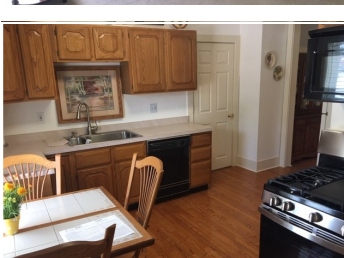
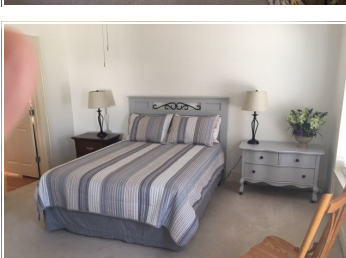
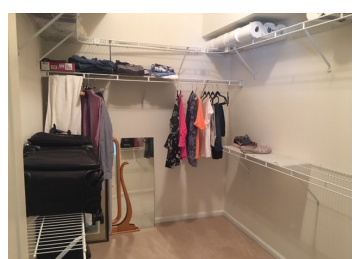
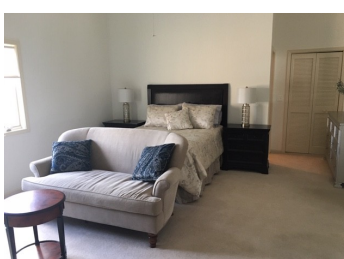
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TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

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25 N Williams Street
Crystal Lake, IL 60014





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Clip Joynt Salon FF&E

8/7/20

- 6 Chairs / Waiting Room
- 1 Couch / Waiting Room
- 2 Horses (child)
- 2 Cars (child)
- 4 Wash Bowl Chairs (Belvidere) 2 Extras
- 12 Salon Chairs (Belvidere)
- 12 Antique Stations
- 3 Dryer Chairs
- 5 Side Tables
- 2 Church Pews
- 2 Chairs in Back Room
- 2 Washer /Dryer Sets (one set in kitchen / one set in basement)
- 1 Wax Chair

Office:

- 1 Desk
- 1 Computer
- 2 Office Chairs

- 1 Reception Desk
- 2 Computers
- 1 Copier
- 5 File Cabinets
- 1 Kitchen Table w/ 4 Chairs
- 1 Refrigerator

Approx \$3,000 of inventory/supplies

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Crystal Lake, IL 60014



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