

77 E. CRYSTAL LAKE AVENUE CRYSTAL LAKE, IL 60014

FOR SALE

PRICE REDUCTION

MLS # 10168006

August 14, 2020



INVESTMENT - 2,524 SF

Sale: ~~\$335,000~~ **\$260,000**

DESCRIPTION

Price reduced. Fully leased 3-unit office investment at 8.8% CAP rate. First floor tenant is a dentist with 2 short term second floor tenants. Partial basement goes with the dentist. His space has a comfortable waiting room with vaulted ceilings and a gas fireplace, (3) operatories, (2) labs, office, consult room and break room. Short term 2nd floor leases create opportunity for investor/user. New roof and skylights in 2018, new water heater. Dentist pays his own utilities, landlord pays for 2nd floor and common areas. (2) common baths. Walk to commuter train and all downtown amenities. 14-15 car paved private lot. Recent MAI appraisal at above asking price. Contact broker for rent roll and operating statement. See layout and photos. Visit Premier Commercial Realty website to see more listings.

SPECIFICATIONS

Description	Multi-Tenant Office
Building Size	2,524 SF
Land Size	82 x 165'
Year Built	1985
HVAC System	GFA / Central Air
Electric	200 AMP
Sprinkled	Yes (basement only)
Washrooms	(2) Common
Flooring	Carpet/Tile
Ceiling Height	9-12'
Parking	14-15 car, private lot
Sewer/Water	City
Zoning	B4
Real Estate Taxes	\$11,184.86 (2019)
PIN	19-05-228-054
NOI	\$22,955
CAP RATE	8.8%

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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

BRUCE KAPLAN

Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com

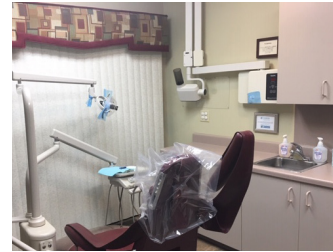
KEVIN KAPLAN

Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

77 E. CRYSTAL LAKE AVENUE CRYSTAL LAKE, IL 60014

FOR SALE



FLOOR PLAN

PARKING



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com