

# 371 PRAIRIE ST. UNIT G/H & 1.43 AC VACANT LAND CRYSTAL LAKE, IL 60014

## FOR SALE

MLS: G/H: 10782522 / 1.43 AC Land: 10782562

September 2, 2020



1.43 AC



### INDUSTRIAL CONDO - 4,626 SF

### Unit G/H \$393,210 1.43 Acres \$99,900

#### DESCRIPTION

Flex industrial condo for sale with an additional 1.43 acres of land for parking and storage offered for sale separately.

**Unit G/H:** 4,626 SF condo has 1,488 SF office space, consisting of (3) private offices, kitchenette, conference room or 4th office and (3) restrooms.

The 3,138 SF warehouse features (2) 12x14' DID's, (1) 9x12' DID, mezzanine above office and located adjacent to common exterior dock.

**1.43 AC adjacent lot** also available for expansion of parking needs or possible contractor lot.

Visit Premier Commercial Realty website for more listings.

#### SPECIFICATIONS

Description	1 Flex Condo & Separate 1.43 AC Lot
Building Size	19,000 SF
Land Size	Building: 1.52 AC / Lot 1.43 AC
Year Built	1999
Office/Showroom	1,488 SF
HVAC System	GFA / Central Air
Electrical	400 AMP 3-Phase
Sprinkled	Yes
Floor Drains	No
Washrooms	3
Ceiling Height	20-22'
Parking	30+ Common
DID's	(2) 12x14', (1) 9x12'
Truck Docks	1 - Common Exterior
Sewer/Water	City
Zoning	M
RE Taxes	\$9,078.76 (2019)
Association Fee	\$503.35/mo (Unit G/H)
PIN Number	14-33-382-09, 14-33-379-019

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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**HEATHER SCHWEITZER**

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

Cell: 815-236-9816

[HeatherS@PremierCommercialRealty.com](mailto:HeatherS@PremierCommercialRealty.com)

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax: 847-854-2380

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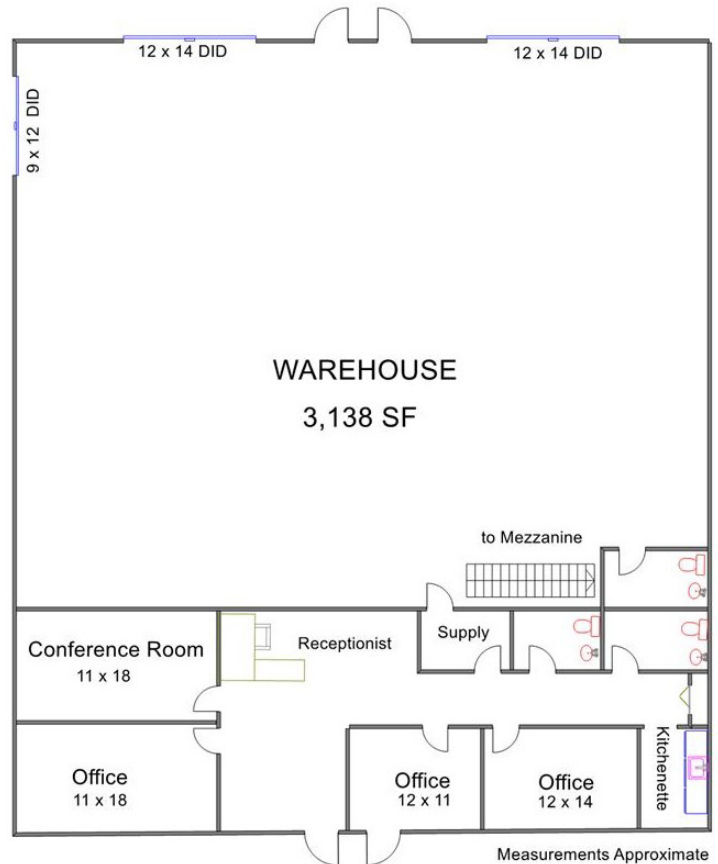


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### UNIT G/H FLOOR PLAN



UNIT G/H 4,626 SF

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