

14 BRINK STREET CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

MLS # 10543129

March 10, 2021



OFFICE BUILDING - 2,324 SF

~~\$299,000~~ **Reduced \$269,900 (\$116.14 psf)**

Lease: \$2,700/mo. (\$13.94 psf) Gross

DESCRIPTION

Price Reduced. 2,324 SF converted turn of the century 2-story house in downtown Crystal Lake area retro-fitted as professional office space. Dual staircases, wood floors throughout, pocket doors, rich looking original woodwork, walk-up attic and high ceiling. Fieldstone foundation with cistern in the basement makes this a rare find. 2 gas forced air furnaces and water heaters, aluminum siding, soffits, gutters and newer windows minimize maintenance. 5 car parking lot plus street parking. Available to lease first floor for \$1,400/mo modified gross or 2nd floor for \$1,300/mo modified gross. Tenant pays for lawn and snow removal. Monument signage available. Short walk to commuter train, downtown shopping and amenities.

SPECIFICATIONS

Description	2-Story Professional Building
Building Size	2,324 SF
Land Size	7,623 SF
Year Built	1900 (remodeled)
HVAC System	GFA / Central Air
Electrical	(2) 100 AMP services
Sprinklers	No
Washrooms	2
Ceiling Height	9'
Parking	5 Paved Lot + Street
Sewer/Water	City
Zoning	B2
RE Taxes	\$7,652.26 (2019)
PIN Number	14-32-478-048
CAM	Tenant Pays Lawn & Snow
Possession Date	Negotiable
Lease Term	3-5 Years

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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- Commercial
- Office
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- Business

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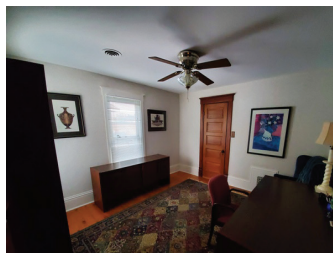
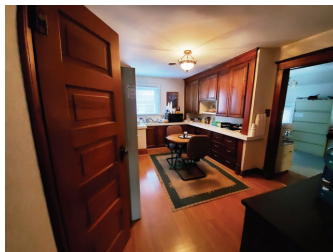
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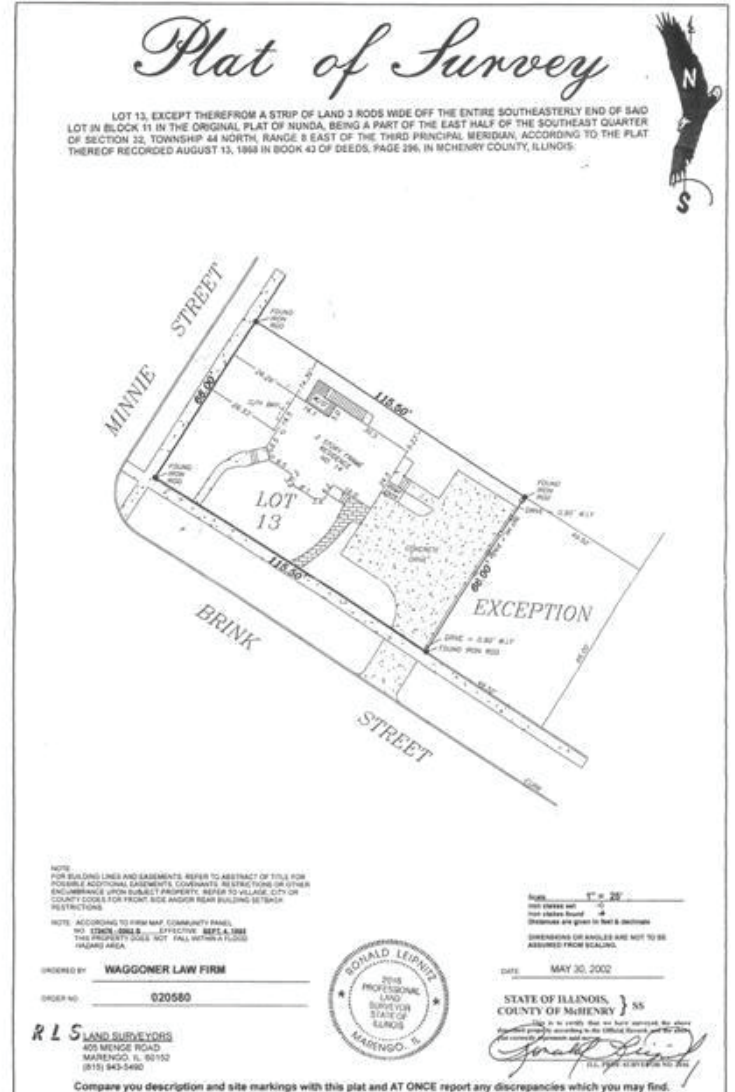
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PLAT OF SURVEY



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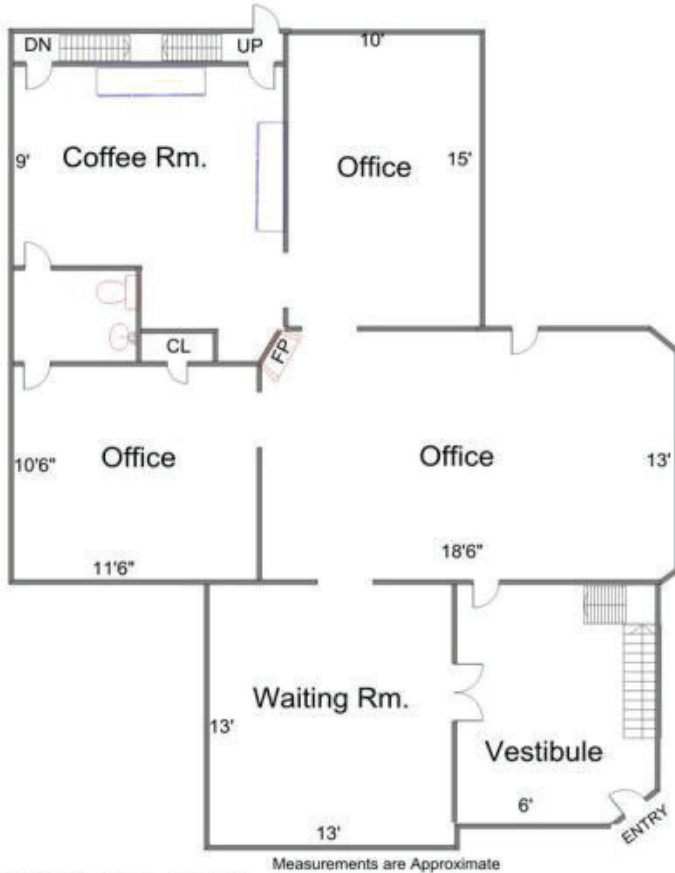
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FLOOR PLANS



Measurements are Approximate

FIRST FLOOR



Measurements are Approximate

SECOND FLOOR

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