

820 E. TERRA COTTA AVE. #114  
CRYSTAL LAKE, IL 60014

FOR SALE  
OR LEASE

MLS # 11029892

MARCH 26, 2021



OFFICE CONDO 1,250 SF

SALE: \$135,000

LEASE: \$1,400/mo. Gross (\$13.44 psf)

DESCRIPTION

SPECIFICATIONS

PROFESSIONAL OFFICE CONDO

**Unit 114:** 1,250 SF professional office condo. 2 private offices, conference room (or large 3rd office), 1 bath, kitchenette, large clerical surrounded by counter. Lots of natural light. Nice finishes, good condition. Furniture is negotiable. Currently occupied by a title insurance company. Below market price on sale and lease. Association dues are \$250/mo. See layout and photos. Potential to 2,500 SF with adjacent 1,250 SF attorney office also for sale (see MLS#10538750). Owner needs 60 days or so to vacate as business is still in operation.



Description	Condo
Condo Size	1,250 SF
Year Built	2000
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	No
Washrooms	1 ADA
Ceiling Height	9 FT
Parking	Common
Sewer/Water	City
Zoning	O (office)
RE Taxes	\$4,711.80 (2019)
Association Dues	\$250/mo.
PIN#	14-34-178-004 & 011

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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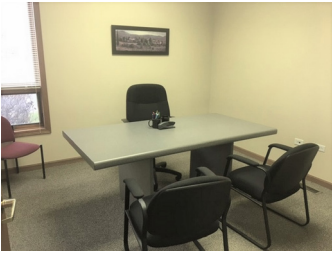
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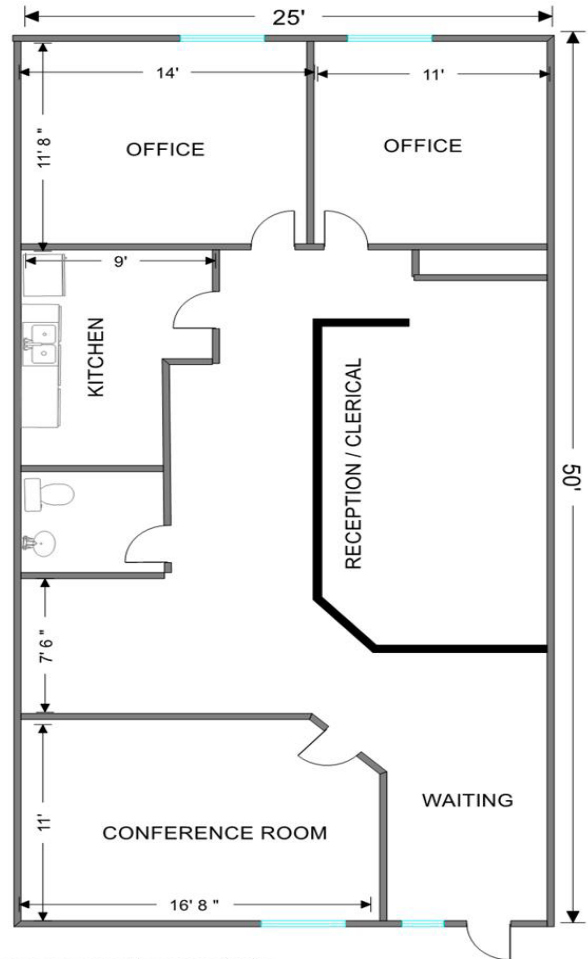
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## FLOOR PLAN

UNIT 114 1,250 SF



measurements approximate

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