

765 DUFFY DRIVE UNIT H CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11050419

April 13, 2021



INDUSTRIAL CONDO
±1,925 SF

\$155,900 (\$80.99 psf)

DESCRIPTION

INDUSTRIAL OFFICE/WAREHOUSE CONDO End Unit

UNIT H: ±1,925 SF end unit masonry industrial condo. Ideal for contractor, showroom/warehouse or light manufacturing use. Highly visible from Rakow and Pin-gree roads.

±780 SF office with private office, open clerical/showroom, 1 ADA bathroom and kitchenette.

±1,145 SF warehouse, 12x14 DID, 18' ceilings, windows for natural light, ceiling fans and electric overhead door opener.

Electric sign on south side of building needs work. Rooftop office HVAC unit new in 2019. 1/8 of a 15,400 SF building. Owners in process of setting up condo association. Dues now are \$150/mo.

SPECIFICATIONS

Land Size	1.5 AC
Year Built	1997
Office/Showroom	± 780 SF
HVAC System	GFA Ceiling Unit / A/C Office
Electrical	200 AMP 3 Phase
Sprinklers	No
Washrooms	1
Ceiling Height	18' FT
Parking	Ample
DID's	(1) 12' x 14'
Floor Drains	No
Sewer/Water	City
Zoning	M
RE Taxes	\$4,639.20 (2019)
Association	\$150/mo.
PIN	19-10-354-008

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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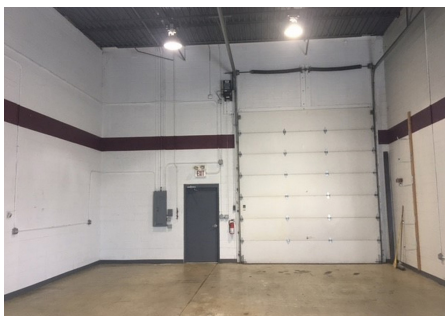
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FLOOR PLAN



UNIT H ± 1,925 SF

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