

370 PRAIRIE ST. #14 CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11181905

August 6, 2021



INDUSTRIAL INVESTMENT CONDO
2,400 SF

\$250,000

DESCRIPTION

**Investment Opportunity
Leased Industrial Condo**

UNIT 14: 2,400 SF investment condo in 14 unit, multi-tenant building. 9.82% CAP rate. Current automotive tenant with a 5 year lease. See photos and layout. Contact broker for rent roll and financials.



SPECIFICATIONS

Building Size	33,600 SF
Year Built	1985
Office	± 335 SF
HVAC System	Radiant Ceiling Hung / Warehouse Window Unit A/C in office / Electric Baseboard Heat
Electrical	200 AMP 3 phase
Sprinklers	No
Washrooms	2
Ceiling Height	16 - 18 FT
Parking	Common
DID's	(1) 12' x 14'
Floor Drains	Triple Basin
Sewer/Water	City
Zoning	M
RE Taxes	\$4,450.06 (2020)
CAM	\$125/mo. (tenant pays 1/2)
PIN	14-33-329-006

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

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 857-854-2300 | Fax: 847-854-2380

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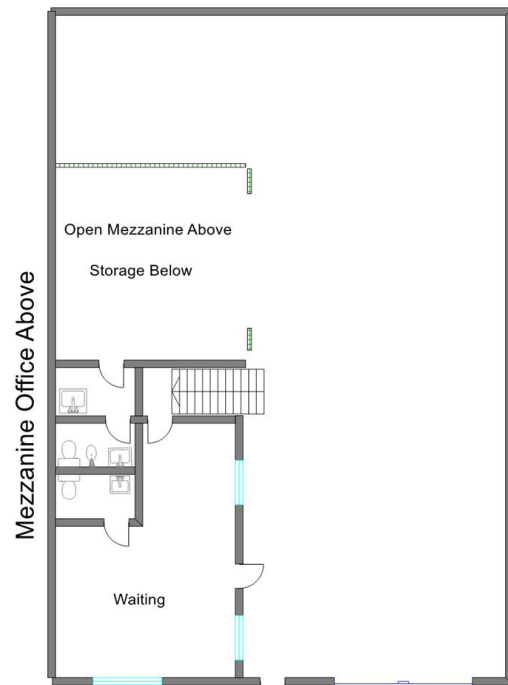
FOR SALE



FLOOR PLAN

UNIT 14 2,400 SF

40'



DIMENSIONS APPROXIMATE 12 x 14 DID

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