

150 VIRGINIA ROAD CRYSTAL LAKE, IL 60014

FOR SALE

MLS #11202763

October 7, 2021



100% LEASED INVESTMENT
3 UNIT 10,665 SF

REDUCED
\$650,000 \$625,000 (\$58.60 psf)

DESCRIPTION

100% Leased Multi-Tenant Investment Opportunity

PRICE REDUCED. Fully leased multi-tenant industrial building, ideal for investor or user/investor. 10,665 SF 3-unit pre-engineered steel building.

Crystal Lake Lighting has 4,345 SF and is currently below market rent month to month, but may be willing to sign a longer lease at market. Restoration One has 2 units, 1,975 and 4,345 SF. 5 DID's separate gas and electric meters, 14'-16' ceilings, 45 parking spaces.

Excellent exposure on Virginia Road near Rakow Road. Ask broker for operating statement and rent roll. Assessed at \$801,510.

Owner appealed taxes. Will be reduced 22% per Algonquin Township Assessor.

SPECIFICATIONS

Building Size	10,665 SF
Land Size	41,727 SF
Year Built	1985
HVAC System	GFA/Central Air
Electric	200 AMP 3 Phase
Sprinkled	No
Washrooms	(6) Total
Ceiling Height	14-16'
Drive In Doors	(4) 12x14 (1) 10x10
Parking	45
Sewer/Water	City
Zoning	M
Real Estate Taxes	\$26,135 (2020)
Percent Leased	100%
PIN Number	19-09-353-002

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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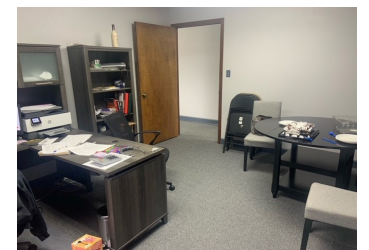
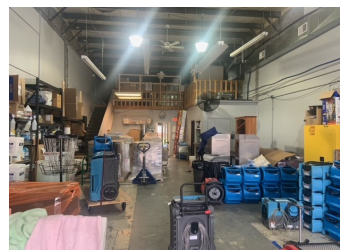
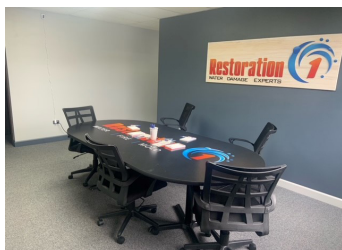
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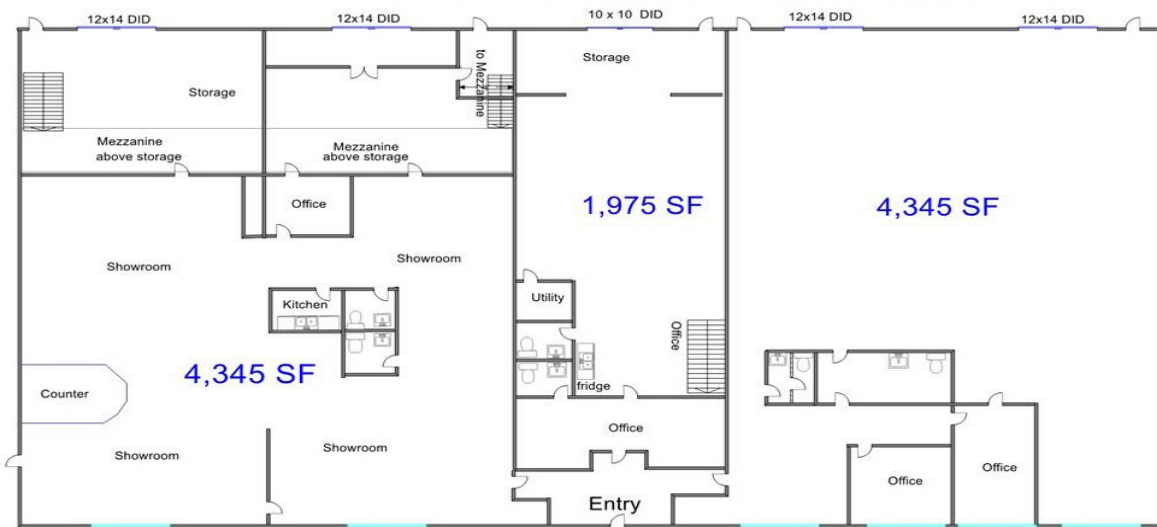
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FOR SALE



Crystal Lake Lighting & Design

Restoration
WATER DAMAGE EXPERTS



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