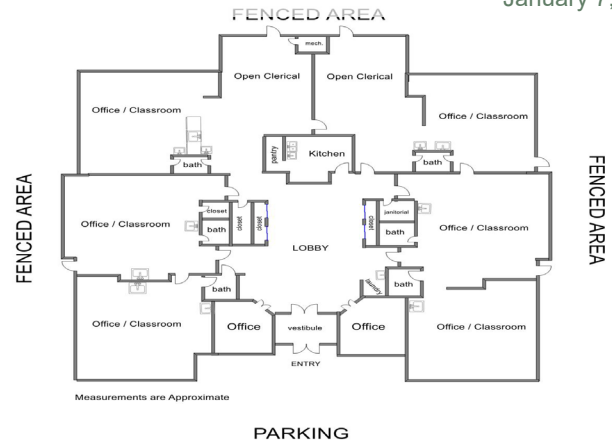


290 MEMORIAL COURT CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

MLS # 10636745

January 7, 2022



OFFICE / DAYCARE
8,870 SF

DESCRIPTION

HUGE PRICE REDUCTION
\$750,000 FIRM "AS-IS"

Freestanding building in Crystal Lake's premier business park, ideally located a short distance from both Crystal lake train stations. This former daycare facility has (8) classrooms/offices, (6) bathrooms, lobby and fully surrounded by a fenced in playground. This building would also be suitable for general office or medical uses. See photos and layout.



Sale: \$1,200,000 \$750,000 Firm (\$84.55 psf)
Lease: \$8,870/mo (\$12.00 psf) NNN

SPECIFICATIONS

Description	Freestanding Building
Building Size	8,870 SF
Land Size	1.24 AC (54,014 SF)
Year Built	1991
HVAC System	GFA / Central Air
Electrical	400 amp 3 phase
Sprinkled	Yes
Washrooms	6
Ceiling Height	8'
Parking	36
Sewer/Water	City
Zoning	B2 PUD
PIN #	19-04-301-004
RE Taxes	\$31,211.18 (2020)
CAM	TBD
Possession Date	Immediate
Lease Term	3-10 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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HEATHER SCHWEITZER

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

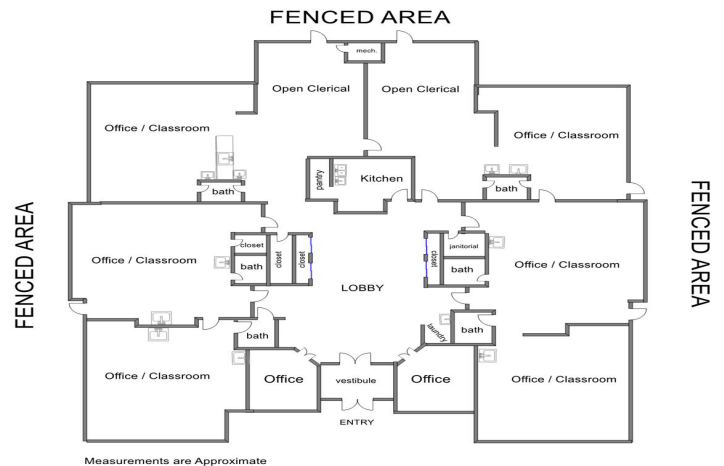
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