820 E. TERRA COTTA AVE. (ROUTE 176) UNITS #211/212 CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11155510 January 25, 2022











OFFICE CONDO · 1,250 SF

REDUCED \$145,000 \$139,900

DESCRIPTION

PROFESSIONAL OFFICE CONDOS PRICE REDUCED

Unit 211/212: Two adjacent office condos totaling 1,250 SF with shared bathroom. Corner condo faces Route 176 and has 2 private offices, large reception plus storage/file area. Adjacent unit is 625 SF (25x25) open unit currently used as a training facility. This office complex contains many professional uses including attorneys, accountants, medical, etc. Association dues are \$250/mo. See layout and photos.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,794	35,670	101,205
Avg Household Income	\$103,652	\$91,501	\$90,878
Daily Traffic Counts: 16,200 vpd on E Terra Cotta Ave.			

SPECIFICATIONS

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	\$4,531.92 (2020)
Association Dues	\$250/mo.
PIN#	14-34-178-067 & 068

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.



Industrial

Commercial Office

Land <u>Busin</u>ess CLICK HERE to view our website

BRUCE KAPLAN

Senior Broker Office: 847-854-2300 Ext 20 Cell: 847-507-1759 BruceK@PremierCommercialRealty.com 9225 S. IL Route 31 Lake in the Hills, IL 60156 www.PremierCommercialRealty.com Office: 847-854-2300 | Fax: 847-854-2380

KEVIN KAPLAN

Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920
KevinK@PremierCommercialRealty.com

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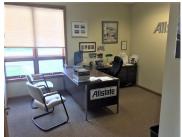




















211 / 212 1,250 SF



Measurements Approximate



Industrial

Commercial

Office

Land

Business



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