

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.

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

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.			

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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211 / 212 1,250 SF



Measurements Approximate

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