

540 E TERRA COTTA (ROUTE 176) CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11256442

February 25, 2022



INVESTMENT OPPORTUNITY STRIP CENTER • 17,228 SF

\$1,995,000 (\$115.80 psf)

DESCRIPTION

INVESTMENT OPPORTUNITY STRIP CENTER

Neighborhood strip center on busy Route 176. 6 current tenants plus 2 vacant units, currently being marketed by broker.

Proforma CAP Rate of 9.1%. Bank owned. Recent MAI appraisal on file at \$2,090,000 as-is.

Ask broker for rent roll and operating statement.

SPECIFICATIONS

Description	Strip Center
Building Size	17,228 SF
Land Size	2.34 Acres
Year Built	2005
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	Yes
Washrooms	Varies per Unit
Ceiling Height	9 FT
Parking	100 Spaces
Sewer/Water	City
Zoning	B2
RE Taxes	\$53,580.68 (2020)
NOI	\$181,958. (Proforma)
CAP Rate	9.1% (Proforma)
PIN	14-33-277-011

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,220	36,404	102,287
Avg Household Income	\$106,486	\$88,010	\$92,025
Daily Traffic Counts: 16,200 vpd			

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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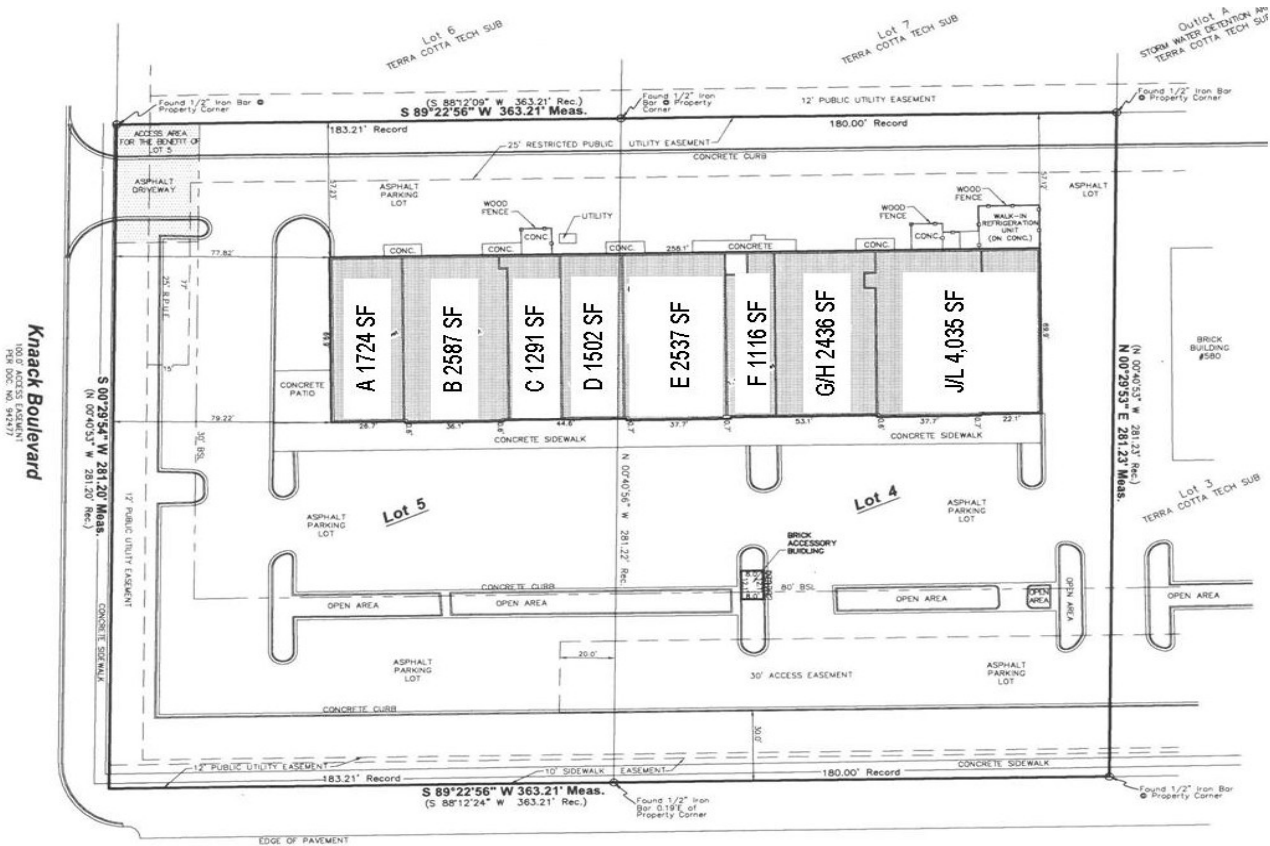
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East Terra Cotta Avenue (A.K.A. Illinois Route 176)



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