

# 228 FLORENCE STREET CRYSTAL LAKE, IL 60014

# FOR SALE

MLS # 10728148

March 3, 2022



**INVESTMENT OFFICE • 2,384 SF  
WITH FULL BASEMENT**

**\$260,000 (\$109.06 PSF)**

## DESCRIPTION

### Fully Leased Investment Office Building 2-Story with Full Basement

Investment opportunity. 2,384 SF fully leased Cape Cod style 2-story office for sale. Located 100' from Route 14. Building has 1,280 SF on first floor, 1,104 SF on 2nd floor, plus a full basement for storage. Parking in rear of building plus 100 public spaces across the street.

Tenant has 3 years remaining on lease. Current rent is \$2,251/mo. with 3% annual increases. Tenant pays all utilities, snow removal, landscaping and equipment maintenance. Contact broker for financials. See layout.

## SPECIFICATIONS

Description	2-Story Office Investment
Building Size	2,384 SF
Land Size	.24 AC
Year Built	1987
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	No
Washrooms	2
Basement	Yes
Ceiling Height	8 FT
Parking	36
Sewer/Water	City
Zoning	O
RE Taxes	\$7,919.76 (2020)
CAM & Utilities	Tenant Responsible
Current NOI	Contact Broker
PIN	19-06-280-011

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,042	48,344	113,207
Avg Household Income	\$80,558	\$94,427	\$99,818
Daily Traffic Counts: 30,100 VPD on Route 14 at Florence			

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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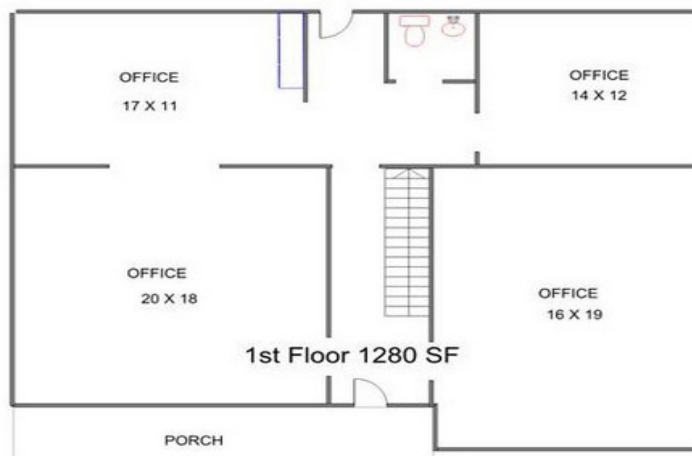
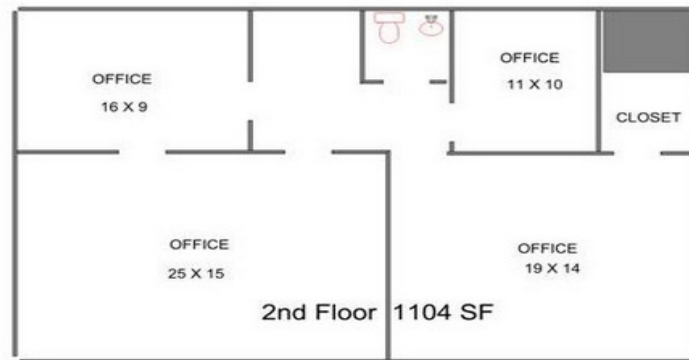
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FLOOR PLAN



measurements approximate

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