

190 LIBERTY ROAD UNITS 3 & 4 CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11380327

April 27, 2022



OFFICE CONDOS
3,056 SF COMBINED

\$199,000
\$110,000 (Individually)

DESCRIPTION

SPECIFICATIONS

2 CONTIGUOUS OFFICE CONDOS

Two contiguous and partially connected professional office condos (3,056 SF total) in one of Crystal Lake's finest office parks (Crystal Point). Each unit is 1.5 stories and has private offices, conference rooms and ADA baths. Each has a full basement (one with shower) and outside exit (not included in the square footage). Bank owned and will consider financing a new buyer.

Will sell the units individually for \$110,000 each (assessed at \$137,500 each) or as a package for \$199,000 (assessed at \$275,000 by Algonquin Township). Association dues are \$623.06/mo. (\$2.45 psf).

Located close to Route 14 and all Crystal Lake's heavy retail and restaurants. Only \$65.11 psf for both units.

Description	2 Contiguous Office Condos
Condo Size	1,528 SF x2 = 3,056 SF
Year Built	1999
HVAC System	GFA / Central Air
Electric	200 amp per unit
Washrooms	3 ADA
Ceiling Height	9'
Parking	Ample
Sewer/Water	City
Zoning	B-2 PUD
Taxes	\$4,483.62 each (2020)
Association	\$623.06/mo. (combined)
PIN #	19-09-107-018 & 019

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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[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

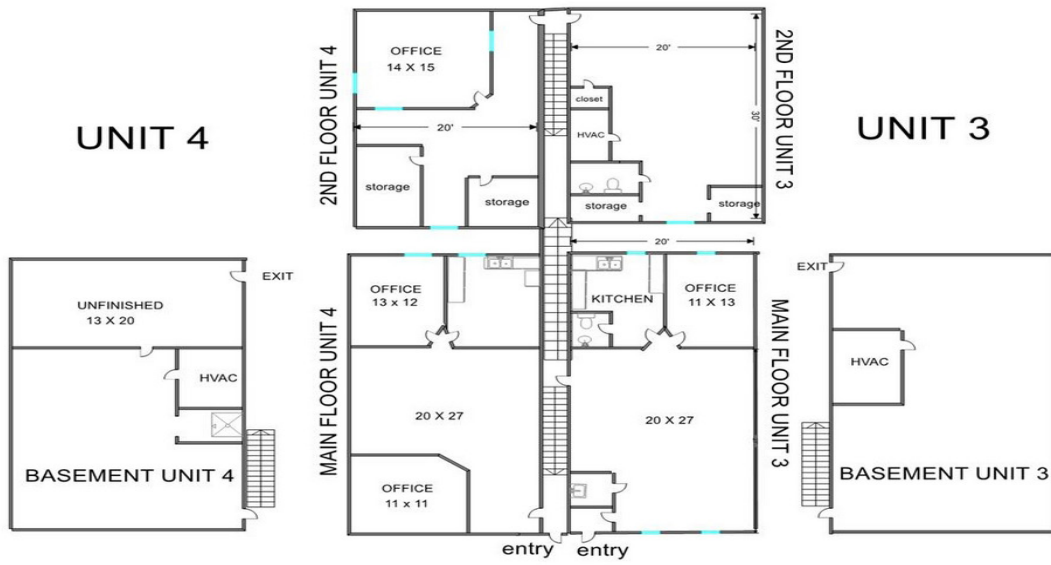
Senior Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

190 LIBERTY ROAD UNITS 3 & 4 CRYSTAL LAKE, IL 60014

FOR SALE

UNIT 3



UNIT 4



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380