

154 S. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

FOR SALE

MLS #11456798

July 11, 2022



AUTOMOTIVE BLDG.
1,300 SF

\$250,000

DESCRIPTION

2-Bay Automotive Building

Two bay concrete block auto repair shop or car lot in the heart of Crystal Lake. Includes 1 lift and compressor. Lots of visibility from foot traffic because it is directly next door to The Freeze Ice Cream. Pole sign on Route 14 is included as well as signage space on building. Outdoor parking approximately 10 cars. Traffic count is over 29,900 vpd. 2 curb cuts on Route 14 and one on Lake Shore. Has few year old furnace and A/C. Zoned B2 for an auto repair shop but may be used as small car retail car lot as well. Bathroom access from side of building. Immediate availability.

SPECIFICATIONS

Building Size	1,300 SF
Land Size	16,618 SF
Year Built	1950
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinkled	No
Washrooms	1 ADA
Ceiling Height	12'
Parking	6-10
Sewer/Water	City
Zoning	B-2
RE Taxes	\$11,482.86 (2021)
PIN Number	19-06-204-025

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,335	46,757	108,297
Avg Household Income	\$84,727	\$94,340	\$99,230
Daily Traffic Counts: 29,900 (Route 14)			

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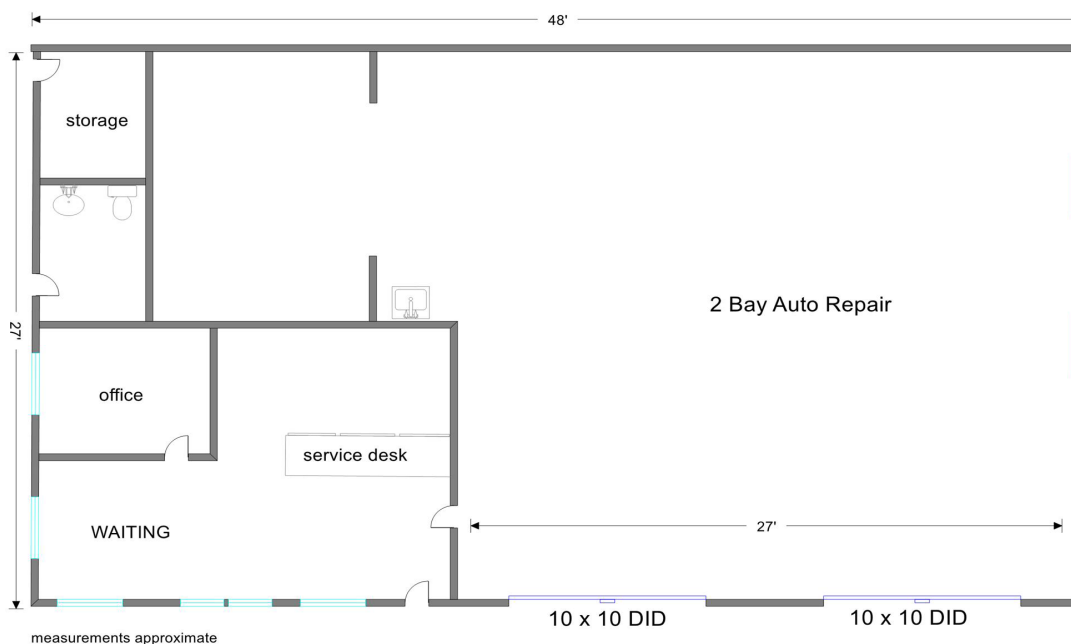
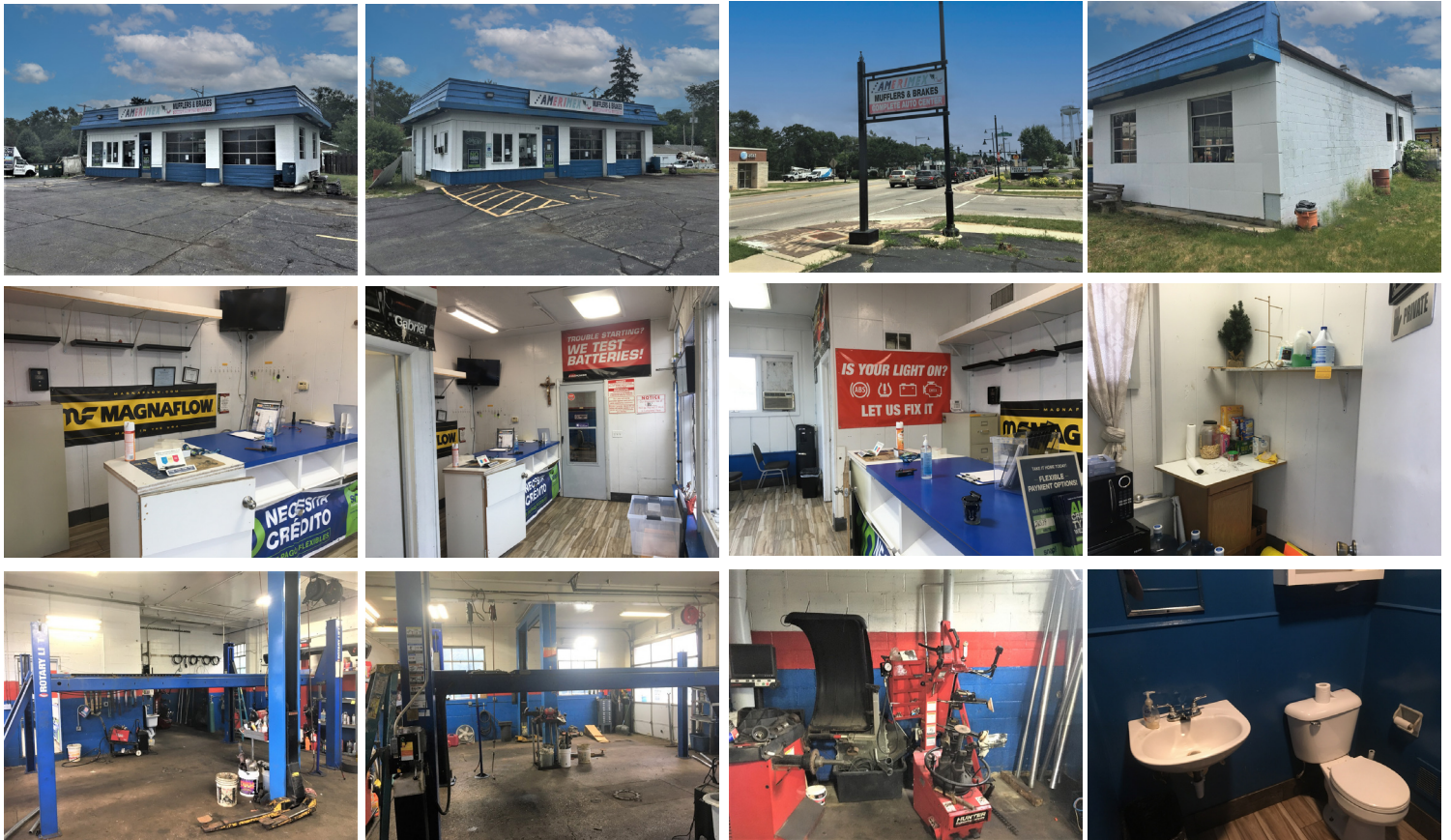
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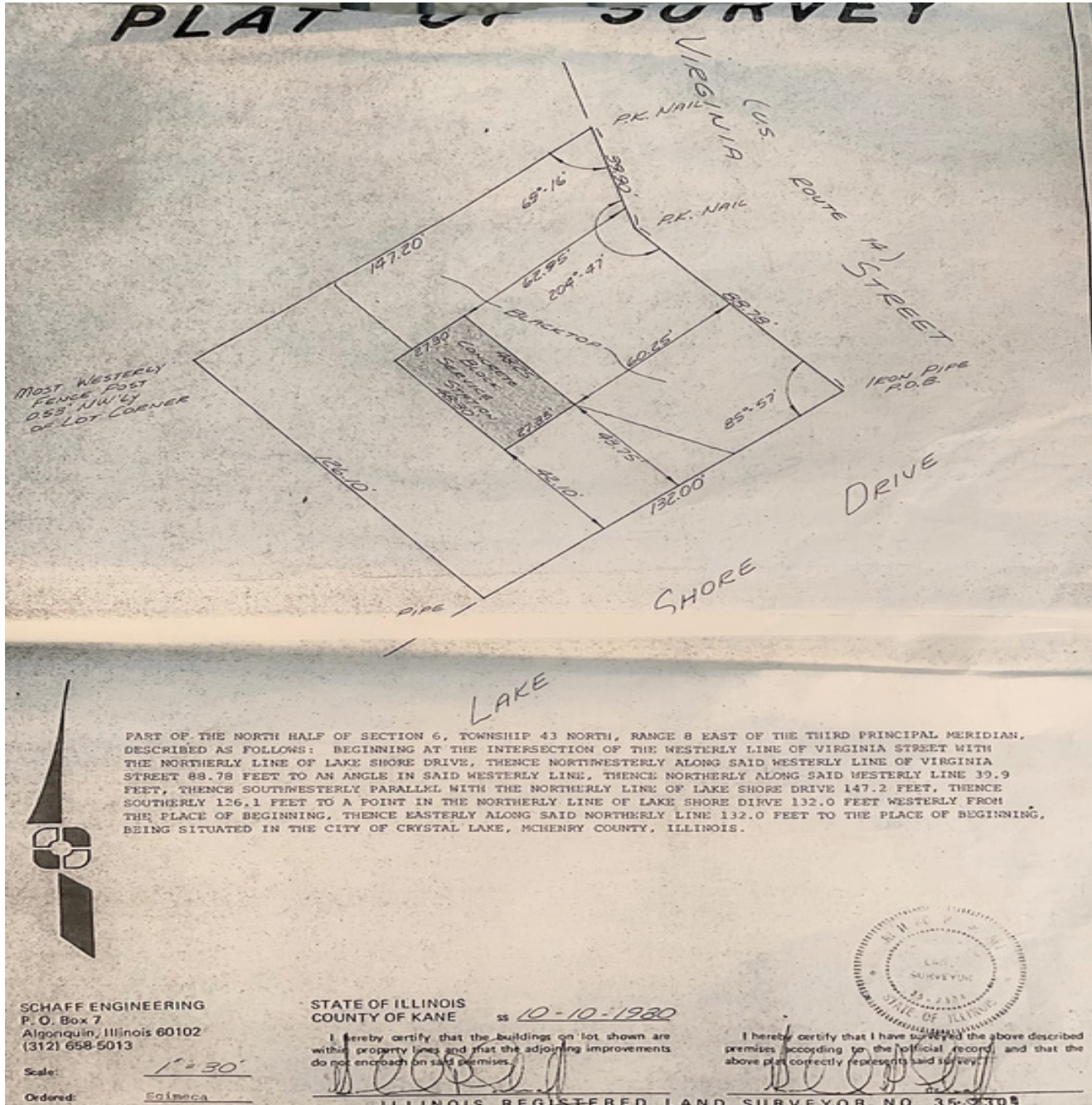
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