

111 Erick St., Suite 118
Crystal Lake, IL 60014

For Sale

MLS #12081462

INDUSTRIAL FLEX



INDUSTRIAL FLEX CONDO 1,652 SF

\$159,900 (\$96.79 PSF)

**INDUSTRIAL FLEX CONDO
1,652 SF**

Unit 118: 1,652 SF masonry industrial flex condo with $\pm 1,000$ SF office with electric baseboard heat, kitchenette and one bathroom. ± 600 SF warehouse space with triple basin drains, 10 $\times$ 10 DID, common truck dock located directly behind the unit.

Note: Current tenant is month to month, paying \$1,400/mo. gross and has built out an office and conference room (± 500 SF) which can be removed if buyer needs warehouse expanded. (see layout)

ML zoning has some limitations. Check table of permitted uses. \$225/mo. association dues.

Specifications

Year Built:	1999
Office Size:	$\pm 1,000$ SF
HVAC System:	GFA (warehouse) Elec. Baseboard (office)
Electrical:	200 amp 3 phase
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	11 ft
Parking:	Common
DID's:	1 (10 $\times$ 10)
Dock:	1 Common
Sewer/Water:	City
Zoning:	ML
Taxes / Assoc:	\$3,804.64 (2023) \$225/mo. Assoc.
PIN #:	14-33-455-018

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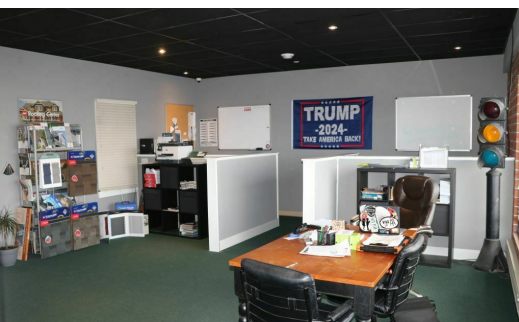
Senior Broker
Bruce Kaplan

BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

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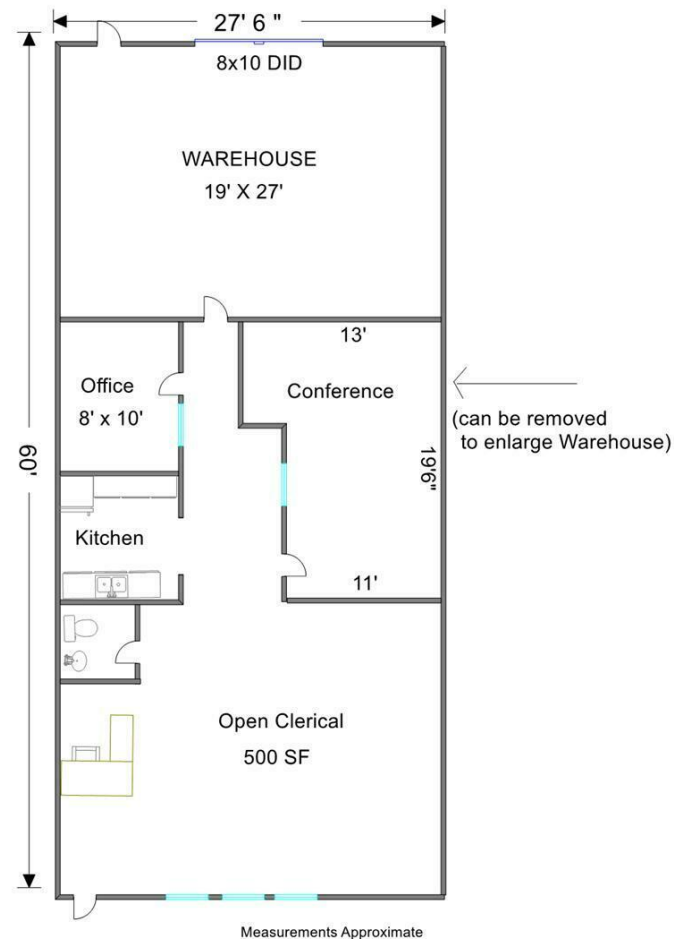
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