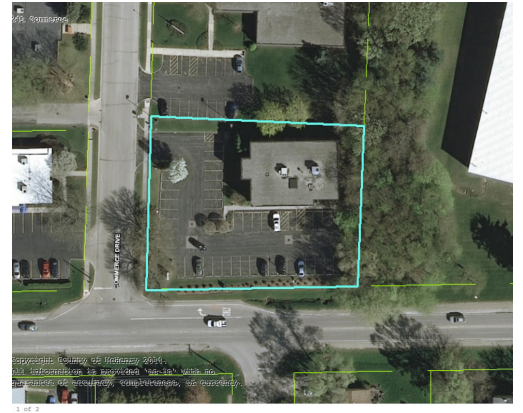


241 COMMERCE DRIVE CRYSTAL LAKE, IL 60014

FOR SALE

MLS #11266225

October 14, 2022



OFFICE BUILDING
10,190 SF

Reduced
~~\$990,000~~ \$775,000

DESCRIPTION

SPECIFICATIONS

MULTI-TENANT OFFICE BUILDING 2-STORY • 10,190 SF

All brick 10,190 SF 2-story elevator equipped office building on Route 176 in Crystal Lake. Asking price reflects a 9.1% CAP rate based on stabilized occupancy at current lease rates.

Building amenities include customized offices, easily accessible common washrooms, floor to ceiling windows, ample parking, elevator and monument signage.

Complete conversion of the interior and exterior LED lighting was just completed and will reduce significantly maintenance and energy costs.

Contact broker for financial information and rent roll.

Description	Office Building
Building Size	10,190
Land Size	0.71 AC (30,930 SF)
Year Built	1990
HVAC System	Roof Top Units
Electrical	200 AMPS
Elevator	Yes
Sprinkled	No
Washrooms	Multiple (Each Floor)
Ceiling Height	9'
Parking	45 Spaces Private
Sewer/Water	City
Zoning	O-Office
Real Estate Taxes	\$26,875.62 (2021)
PIN Number	14-32-177-008

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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FOR SALE

[illegible]

The floor plan illustrates the layout of Suite 200, which is divided into two main sections: Suite 201 (1,143 SF) and Suite 202 (1,326 SF). Suite 201 is highlighted in light blue and includes a Conference Room, three Offices (Office 1, Office 2, Office 3), and Office 4. Suite 202 is highlighted in light pink and includes a Conference Room, three Offices (Office 1, Office 2, Office 3), Office 4, Office 5, and a Private Restroom. A central yellow corridor provides access to both suites. The plan also shows a large grey area labeled 'LEASED 200' at the bottom, an elevator, and two stairwells.

Suite	Area (SF)	Rooms
Suite 201	1,143	Conference Room, Office 1, Office 2, Office 3, Office 4
Suite 202	1,326	Conference Room, Office 1, Office 2, Office 3, Office 4, Office 5, Private Restroom

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