

415 E CONGRESS PKWY.  
SUITE E  
CRYSTAL LAKE, IL 60014

FOR SALE  
OR LEASE

MLS # 11199096

August 22, 2022



OFFICE CONDO  
± 1,980 SF END UNIT

SALE: \$370,000  
LEASE: \$15.50 psf NNN

DESCRIPTION

SPECIFICATIONS

**END UNIT CONDO for Sale or Lease**  
**Professional / Medical Office (build out required)**

**Suite E:** 1,980 SF located in Crystal Lake's desirable Northwest Professional Center, this beautiful condo end unit has three walls of windows. Can be built out to accommodate any professional or medical uses. Convenient parking located directly adjacent unit. Tenant improvement allowance negotiable for qualified tenant.

Condo Size	±1,980 SF
Year Built	2008
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklered	Yes
Washrooms	2 ADA
Ceiling Height	9 FT
Parking	Common / Ample
Sewer/Water	City
Zoning	M PUD
RE Taxes	\$6,762.78 (2021) \$3.42 psf
CAM	\$2.31 psf
Utilities	Tenant Responsibility
Lease Term	3-5 years
PIN	19-04-403-023



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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**HEATHER SCHWEITZER**

Vice President/Managing Broker

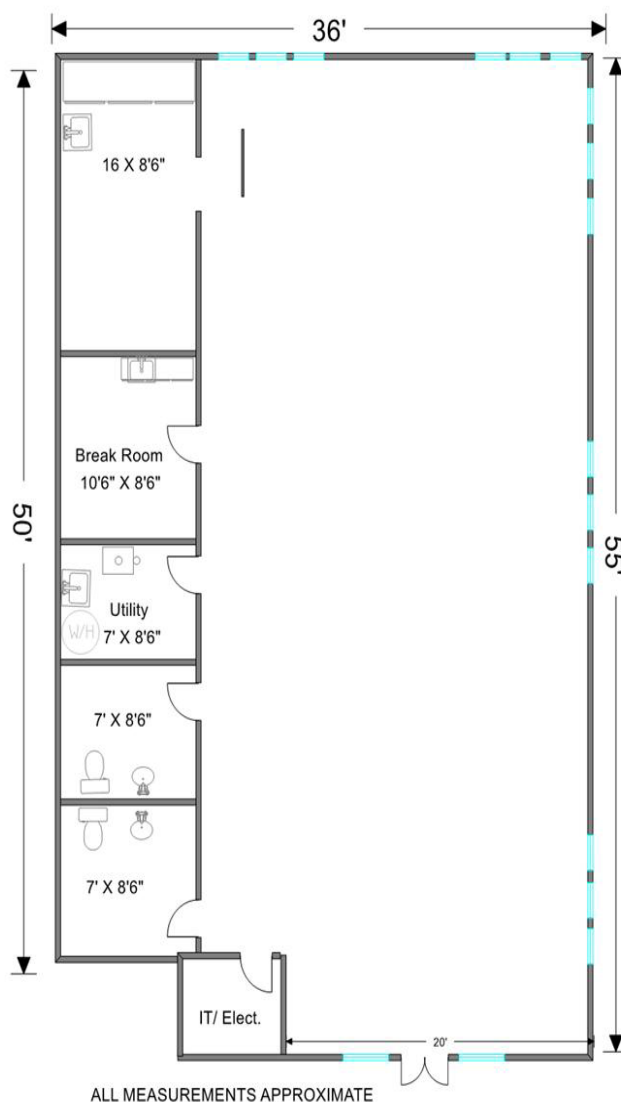
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