

FOR SALE

CRYSTAL LAKE OFFICE



360 MEMORIAL DRIVE CRYSTAL LAKE, IL 60014

PROPERTY HIGHLIGHTS:

- Stable and well-managed 24,282 SF office building available in Crystal Lake
- Bank of America anchor tenant with corporate guaranteed lease and long term occupancy
- Turn-key investment with no deferred maintenance
- Stable McHenry County Taxes
- Value add component in additional 7,400 SF of leasable space
- 8.7% going in CAP rate with 15% Pro Forma Cap Rate at 100% occupancy
- All tenants on NNN leases
- Sale Price: \$1,300,000

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