

650 W. TERRA COTTA AVE. (ROUTE 176)
CRYSTAL LAKE, IL 60014

**FOR SALE
OR LEASE**

MLS # 10691560

July 13, 2021



AUTO SALES • SERVICE • BODY SHOP - 7,000 SF

**SALE: \$480,000 (\$68.57 psf)
LEASE: \$5,000/mo. Gross (\$8.57 psf)**

DESCRIPTION

**7,000 SF Automotive Building for Sale or Lease
and 2,000 SF Income Producing Pole barn**

7,000 SF former auto body/used car sales/service with Route 176 frontage. Front office/service area with (2) private offices and customer service entryway (594± SF). Storage mezzanine above offices and (3) overhead doors: (2) 12x16, (1) 9x8. Front portion is ideal for auto repair/sales/service and back portion is set up for body shop with existing spray booth.

Income generating 2,000 SF polebarn located in rear of property currently leased for \$850/mo.

Located next to Brilliance Honda on Route 176 with monument signage and over 15,000 vehicles per day exposure.

SPECIFICATIONS

| | |
|----------------|---|
| Description | Automotive Building |
| Building Sizes | 7,000 SF (automotive Bldg) 2,000 SF Pole Barn (leased) |
| Land Size | 35,732 SF (.82ac) |
| Year Built | 1950 / 1975 Addition |
| HVAC System | GFA / AC in Office |
| Electrical | 200 AMP |
| Sprinklers | No |
| Washrooms | 3 |
| Ceiling Height | 11-21' |
| Parking | 39 |
| Sewer/Water | City |
| Zoning | B2 |
| Taxes | \$12,296.72 (2020) Included in Rent |
| Lease Term | 3-5 Years |
| PIN | 14-31-252-029 |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|----------|----------|----------|
| Population | 5,102 | 40,320 | 91,605 |
| Avg Household Income | \$83,466 | \$93,911 | \$94,462 |
| Traffic Counts: 15,000 VPD | | | |

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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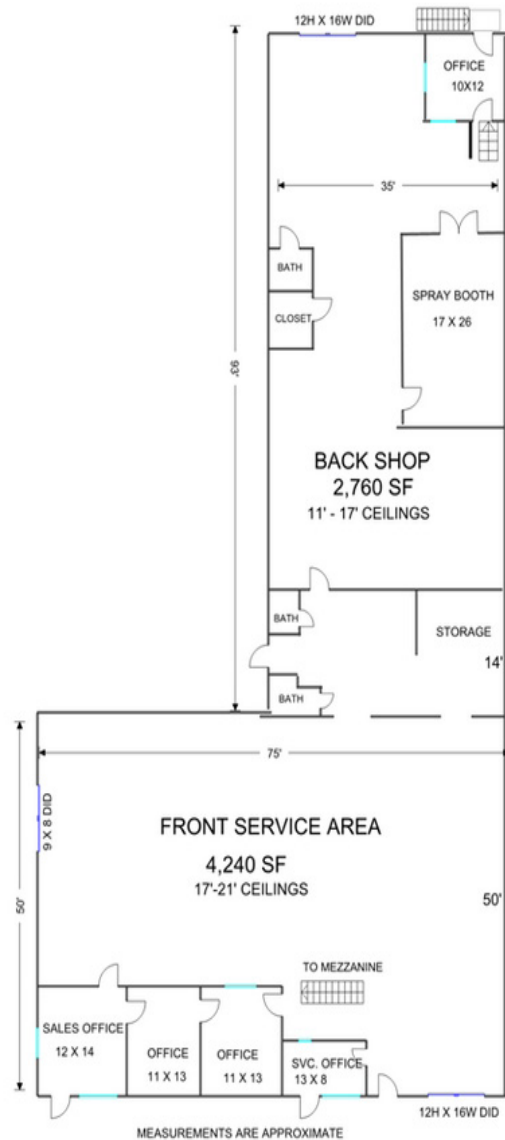
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FLOOR PLAN



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