

371 PRAIRIE ST. UNITS C, G/H CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

MLS: C: 10782499 / G/H: 10782522 / 1.43 AC Land: 10782562

August 17, 2020



INDUSTRIAL CONDOS - 2,274 & 4,626 SF

See Table for Pricing

DESCRIPTION

2 Flex condos with 1.43 AC land for parking and storage (sold separately).

Unit C: 2,274 SF condo with 538 SF office consisting of (1) private large reception/clerical and (1) bath. 538 SF mezzanine above office. 1,736 SF warehouse with (1) 12x14' DID. Available for lease or sale.

Unit G/H: 4,626 SF condo with 1,488 SF office consisting of (3) private offices, kitchenette, conference room or 4th office and (3) baths. 3,138 SF warehouse with (2) 12x14' DIDs, (1) 9x12' DID, mezzanine above office and located adjacent to common exterior dock. Available for sale only.

1.43 AC Lot to expand for parking needs or possible contractor lot.

SPECIFICATIONS

Description	1 Flex Condos & Separate 1.43 AC Lot
Building Size	19,000 SF
Land Size	Building Lot: 1.52 AC / Lot for Sale: 1.43 AC
Year Built	1999
Office/Showroom	C: 538 SF / G/H: 1,488 SF
HVAC System	GFA / Central Air
Electrical	C: 200 AMP 3-Phase / G/H: 400 AMP 3-Phase
Sprinkled	Yes
Floor Drains	No
Washrooms	C: 1 / G/H: 3
Ceiling Height	20-22'
Parking	30+ Common
DID's	C: (1) 12x14' / G/H: (2) 12x14', (1) 9x12'
Truck Docks	1 - Common Exterior
Sewer/Water	City
Zoning	M
RE Taxes	C: 5,047.28 / G/H: \$9,078.76 (2019)
PIN Number	C: 14-33-382-003 / G/H: 14-33-382-09 Land: 14-33-379-019

PRICES

	SALE PRICE	LEASE PRICE	ASSOC FEES (Sale Property Only)
UNIT C	\$193,290	\$1,650/mo (Gross)	\$241.61/mo
UNIT G/H	\$393,210	N/A	\$503.35/mo
1.43 AC Lot	\$99,900	N/A	N/A

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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

HEATHER SCHWEITZER

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

Cell: 815-236-9816

HeatherS@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com

371 PRAIRIE ST. UNITS C, G/H CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE



PREMIER
COMMERCIAL REALTY

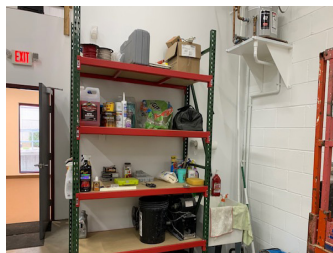
- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

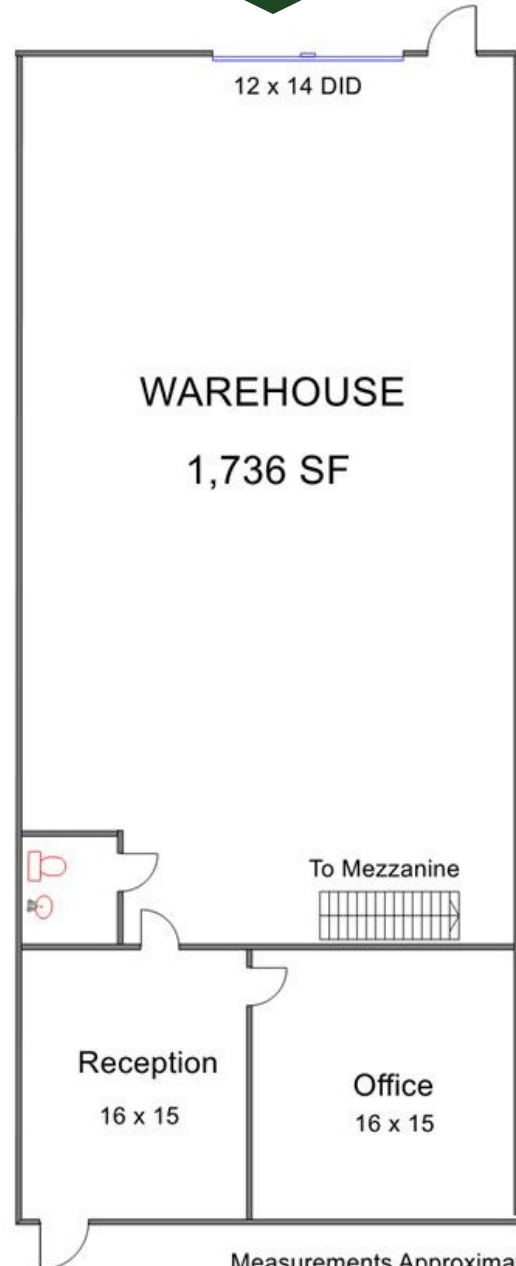
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com

371 PRAIRIE ST. UNIT C CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE



UNIT C FLOOR PLAN



Measurements Approximate

UNIT C 2,274 SF

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

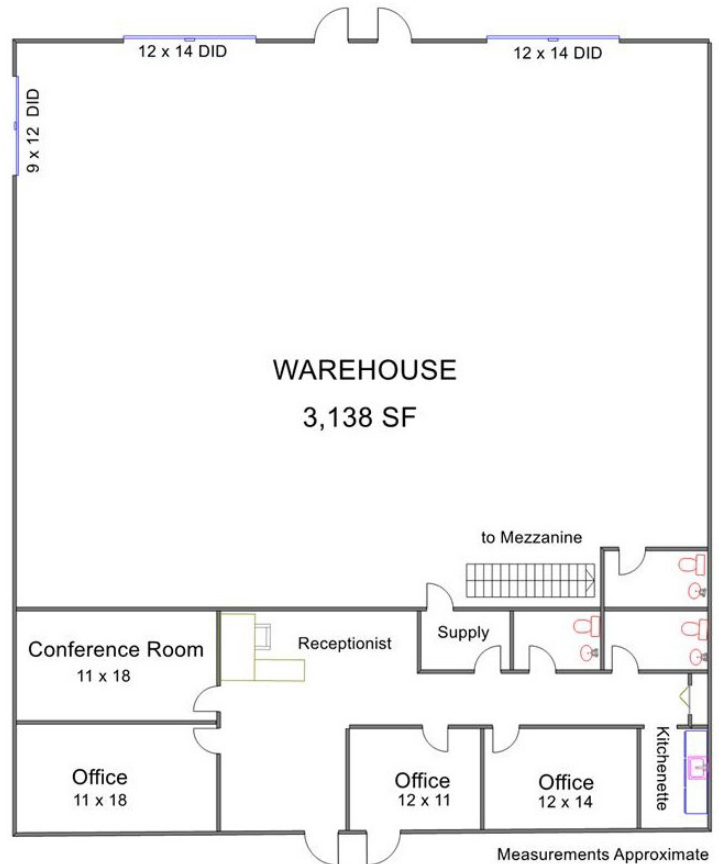
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com

371 PRAIRIE ST. UNIT G/H CRYSTAL LAKE, IL 60014

FOR SALE



UNIT G/H FLOOR PLAN



UNIT G/H 4,626 SF

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com