

108 N Walkup Ave
Crystal Lake, IL 60014

For Sale & Lease

MLS #12467180

OFFICE



OFFICE

2,288 SF

SALE: \$499,000 LEASE \$15.PSF (GROSS)

Two Story Vintage Office Building
2,288 SF

Two story vintage office building for sale or lease. Located close to Crystal Lake Metra commuter station and a short walk to the downtown business district. Offices, conference rooms and bathrooms on both floors. Basement for storage.

200 amp circuit breakers, half acre site includes 2 car garage with walkup loft, (with purchase only). 8 paved parking spaces. R-O (Residential/Office) zoning allows either or both uses.

Available 10/1.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,365	42,328	108,697
Average HH Income	\$127,420	\$129,332	\$135,117

Specifications

Land Size:	.50 AC (22,215 SF)
Year Built:	1874
HVAC System:	Hot Water Boiler Heat / Central Air
Electrical:	200 amp
Washrooms:	3
Ceiling Height:	8.5 ft
Parking:	10
Sewer/Water:	City
Zoning:	R-O (Res. / Office)
Taxes:	\$9,463.02 (2025)
Available:	10/01/25
PIN #:	14-32-454-017

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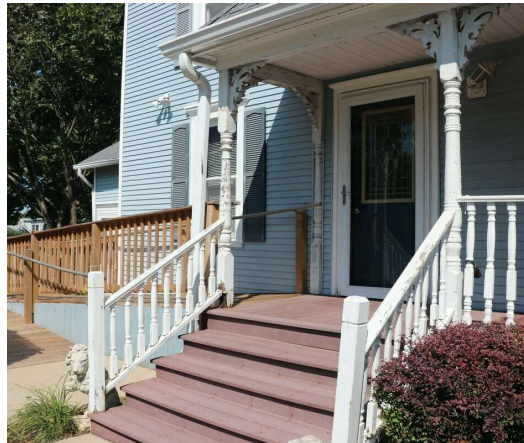
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PREMIER
COMMERCIAL REALTY

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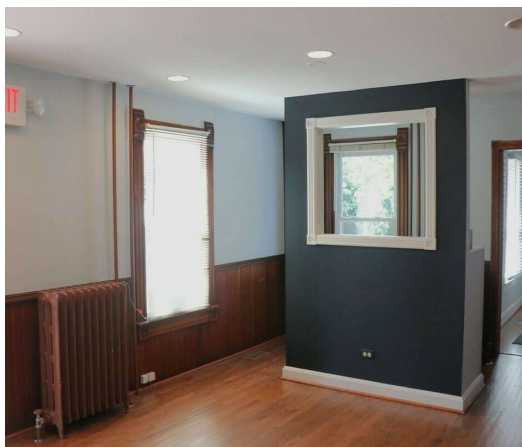
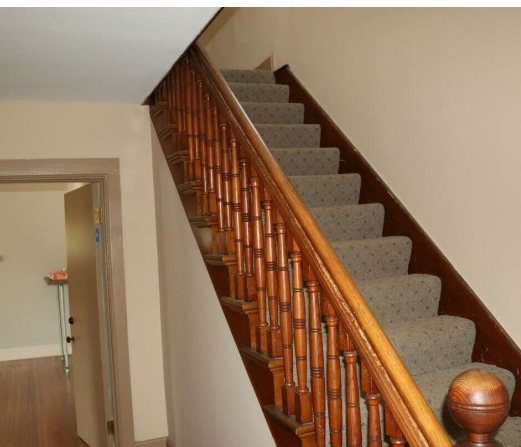
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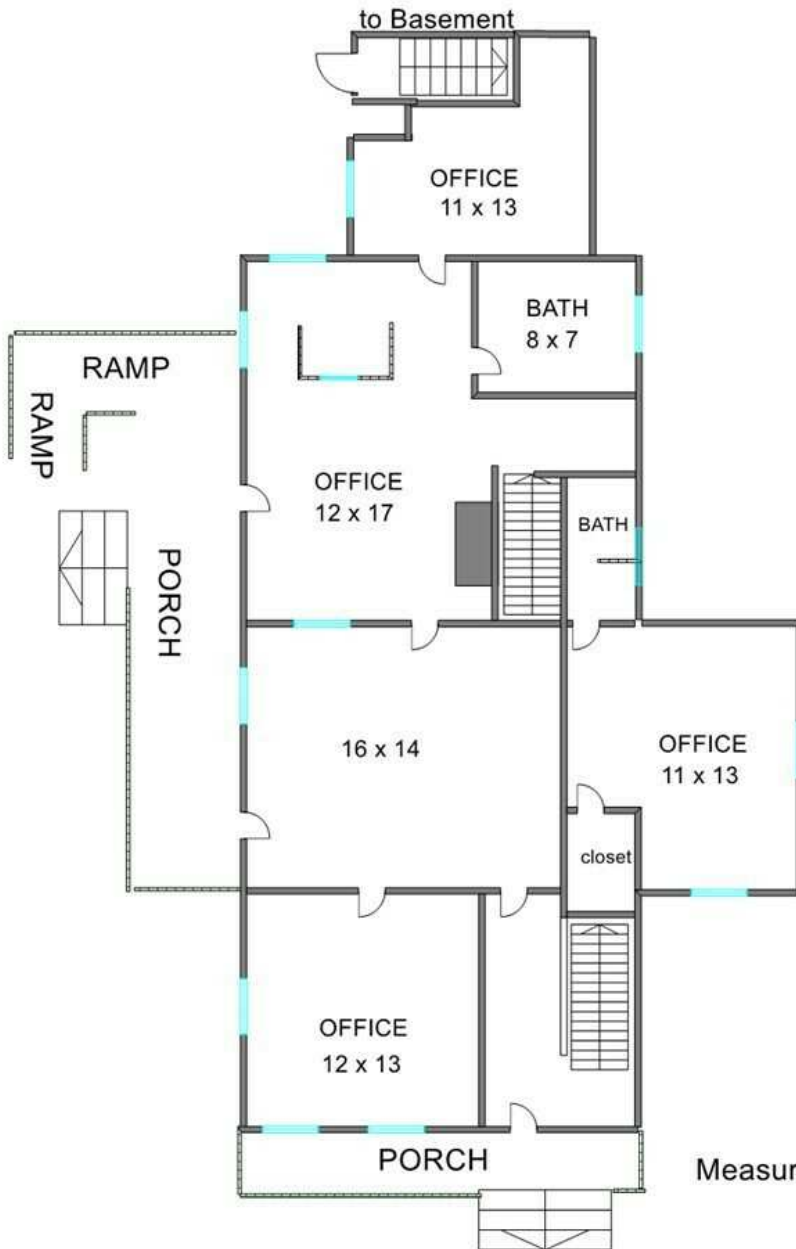
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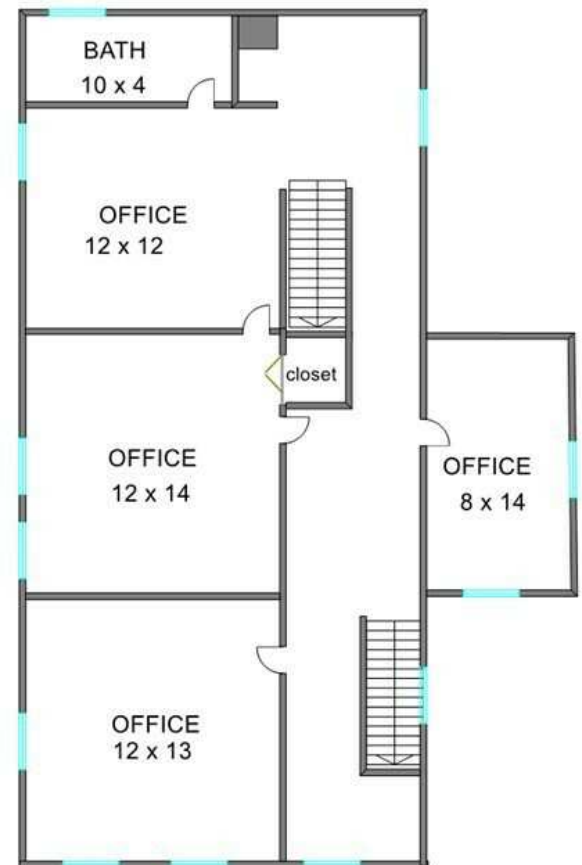
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MAIN FLOOR



SECOND FLOOR

Measurements Approximate

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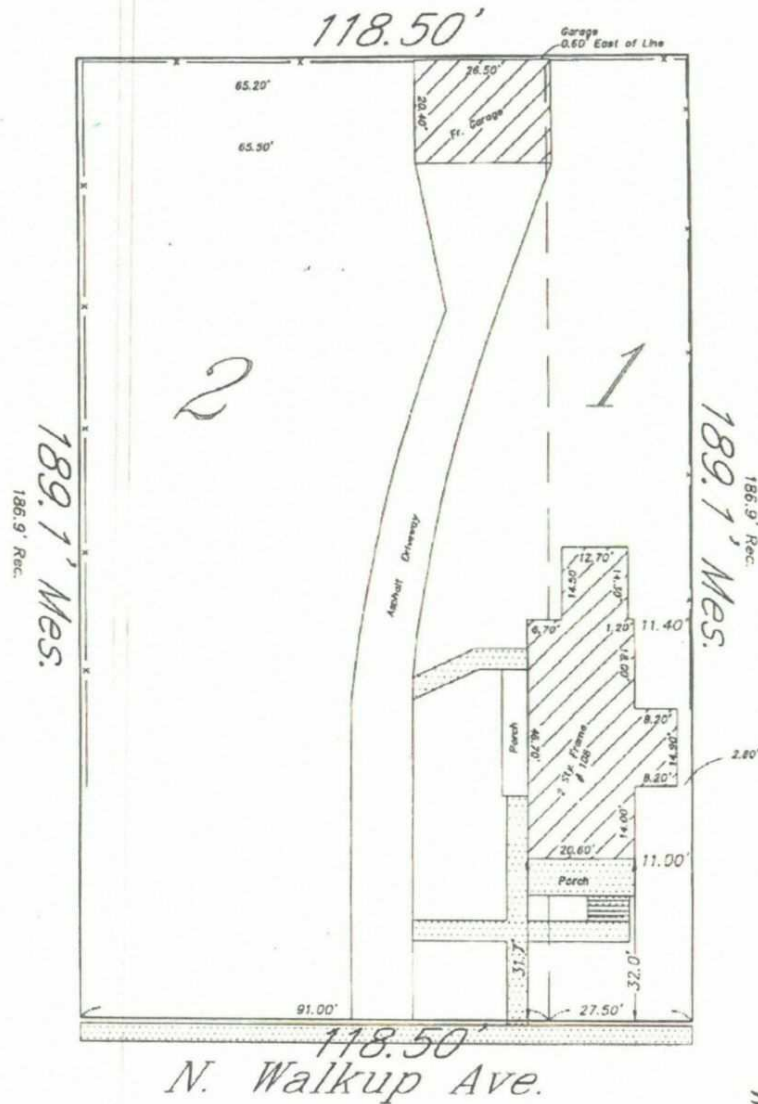


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PLAT OF SURVEY

Lot 2 and the South 27 1/2 feet of the East Half of Lot 1 in Block 1 in Walkup's Addition to Nunda, a Subdivision of part of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, in McHenry County, Illinois.



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