

970 McHenry Avenue
Crystal Lake, IL 60014

For Sale Or Lease

MLS #12314812

OFFICE



2-STORY OFFICE 11,010 SF

SALE: \$949,900 (9% CAP) LEASE: \$500 - \$1,500/MO.

**Two Story
Multi-Tenant Office Building
11,010 SF (sale)
Private Offices Available for Lease**

NEW LOWER PRICE. Owner/user opportunity with this unique architecture, two-story, well maintained, elevator equipped, warm and inviting architecture with lots of natural light, common breakroom, bathrooms and a relaxing fountain in the lobby. Both levels have direct access from parking lot with ample parking and monument signage on 2.25 acres. Seller currently occupies 5,500 SF and will consider leaseback or will vacate for an owner/buyer. Seller will also guarantee a negotiable portion of leasable space.

LEASE AVAILABILITY:

Main (lower) Level:

Units LL5, LL 6, LL9: \$500/mo.

Unit LL12 : \$1,500/mo

Upper Level:

Units B1, B3: \$500/mo

Unit B2: \$1,050/mo

Owner Occupied but will move out

Specifications

Land Size:	2.25 AC (98,010 SF)
Year Built:	1994
HVAC System:	GFA/ Central Air
Electrical:	200 Amp
Elevator:	Yes
Sprinklers:	Fully
Washrooms:	3
Parking:	74 - Common
Sewer/Water:	City
Zoning:	O
Taxes:	\$32,858.86 (2024) Incl. in Rent
Utilities:	Included in Rent Tenant Resp. for Janitorial
PIN #:	19-07-451-038

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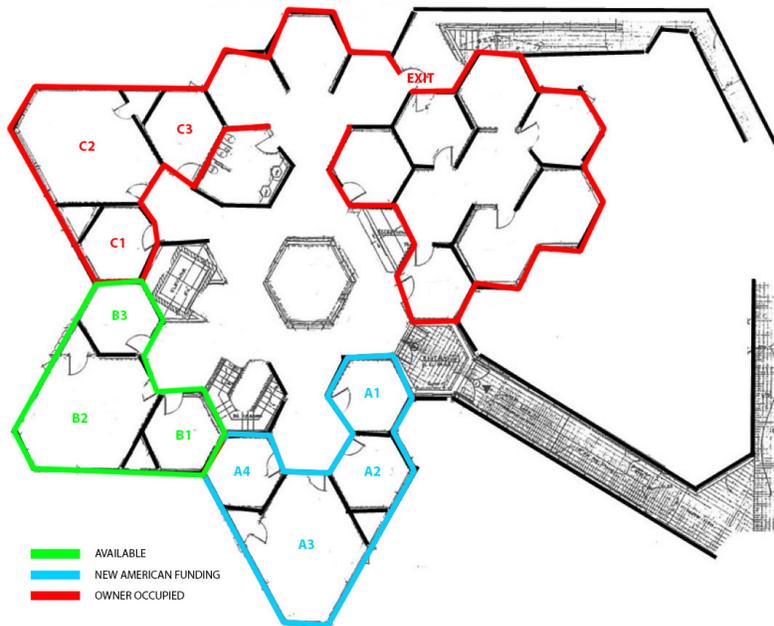


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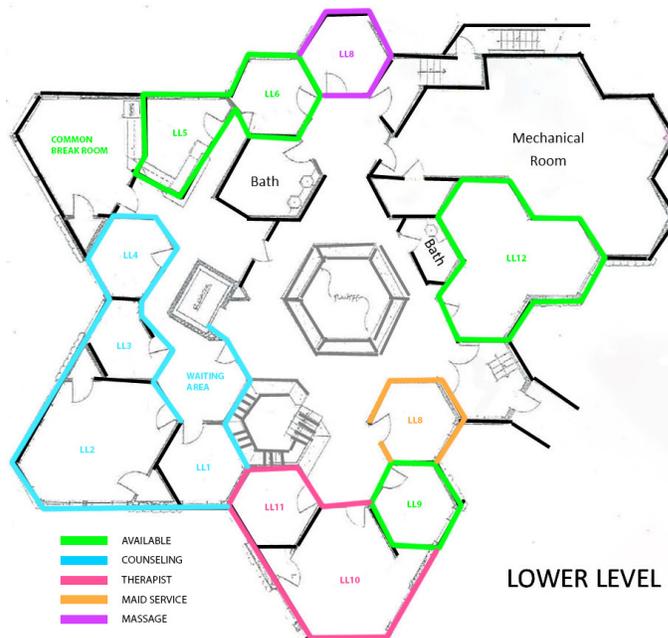
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UPPER LEVEL



LOWER LEVEL

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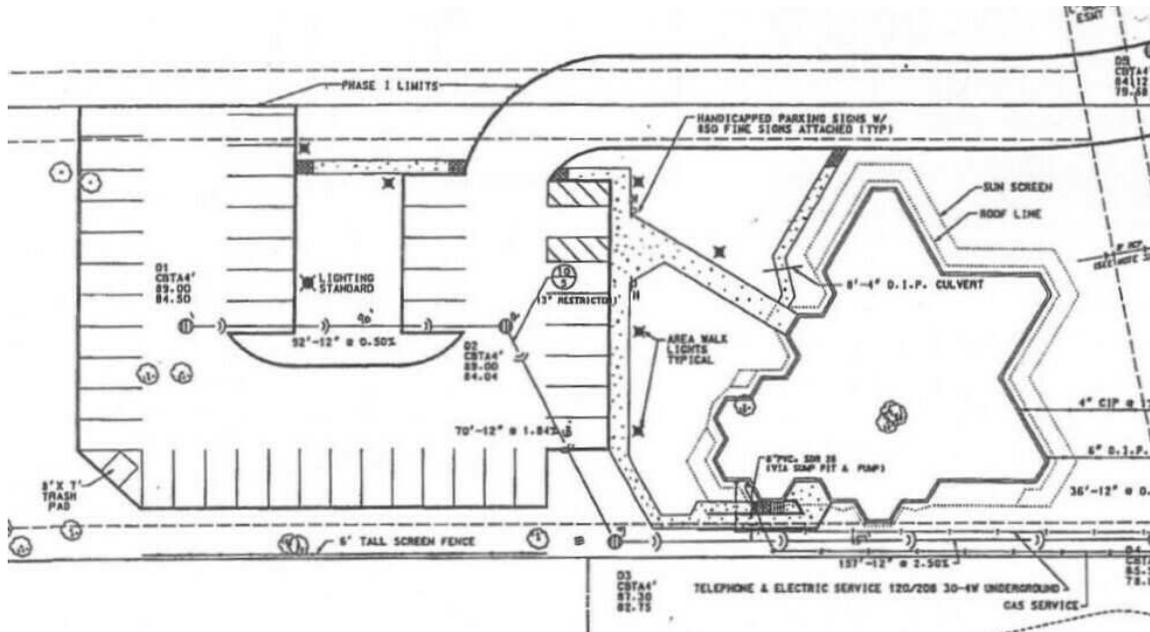
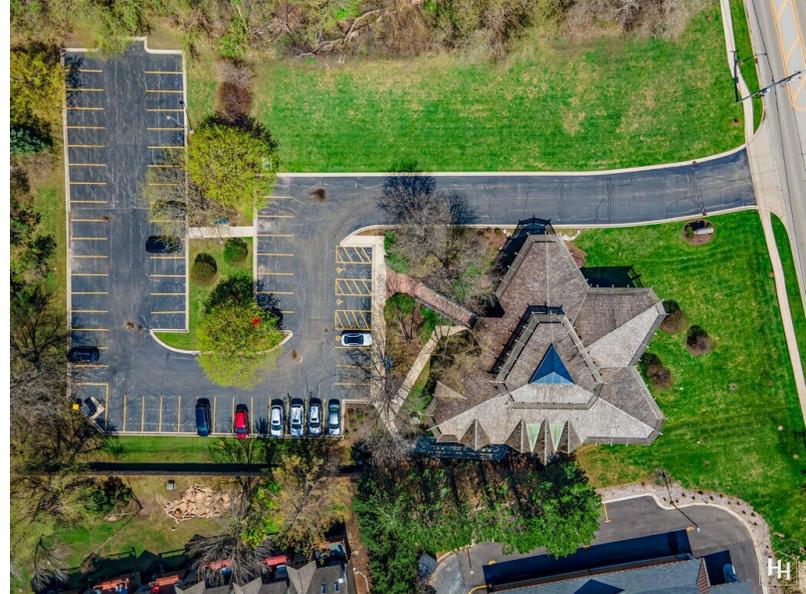
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