

545 Dakota St  
Crystal Lake, IL 60012

For Sale

MLS # 12671399

INDUSTRIAL



INDUSTRIAL CONDO 5,250 SF

SALE PRICE : \$625,000

INDUSTRIAL CONDO  
5,250 SF

5250 sq foot masonry industrial condo. Has triple basin drains, special exhaust system, air lines, customer waiting area with 2 baths, one private office, kitchen. Shop has 20 ft ceilings and 3 200 amp 3 phase panels, 3 12x14 drive in doors, fully sprinklered with sky lights and epoxy floor. Association dues are \$850/mo. Tenant lease not being renewed. 60-90 day notice required for occupancy.

Building Size:	14,000 SF
Year Built:	2003
HVAC System:	GFA
Electrical:	200 Amp 3 phase
Washrooms:	2
Ceiling Height:	20 ft
Parking:	15 Common
DID's:	(3) 12' x 14'
Floor Drains	Triple Basin
Sewer/Water:	City
Zoning:	M
Taxes:	\$11,794.04 (2025)
Association:	\$1,850.00/mo
PIN #:	14-33-279-010

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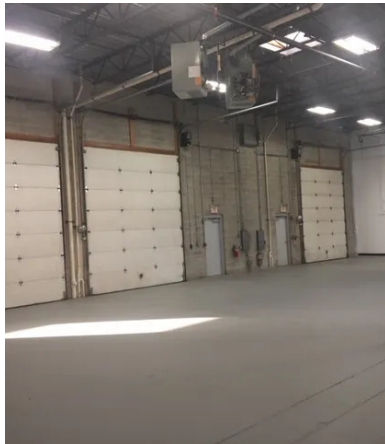
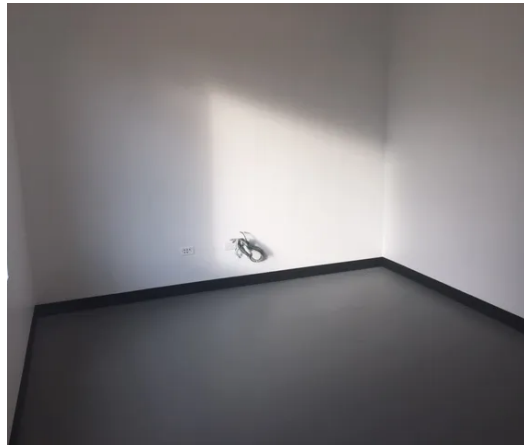
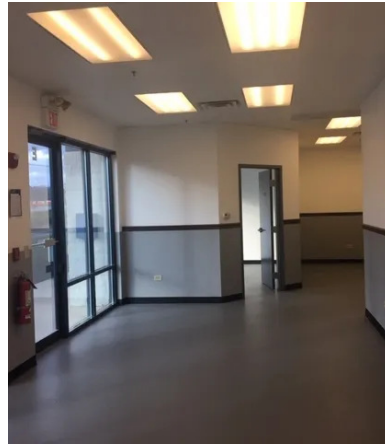


**Bruce Kaplan**  
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