

4717 W. Crystal Lake Road, McHenry, IL

Available: Investment Property



FOR SALE: SINGLE TENANT INVESTMENT OFFERING

BUILDING SIZE: +/- 5,004 SF

LOT SIZE: 3.55 Acres

PARKING: 15 cars

CONSTRUCTION: Frame

YEAR BUILT: 1967/ renovated early 2000's

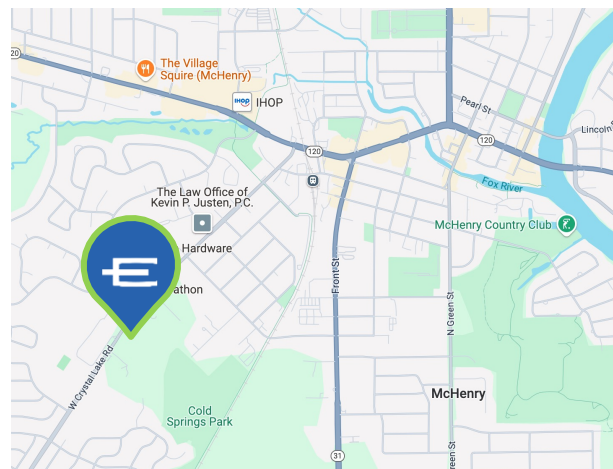
HEATING: Gas Forced Air/Central AC

ZONING: C-2

REAL ESTATE TAXES: \$16,880 (2023)

NOI: \$52,526 (7.5% cap rate)

SALE PRICE: \$700,000



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

Kevin Kaplan, CCIM
309-261-0920
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.



Property Highlights

100%

Fully Occupied –
KinderCare as Tenant

7

7 Year Lease
in Place

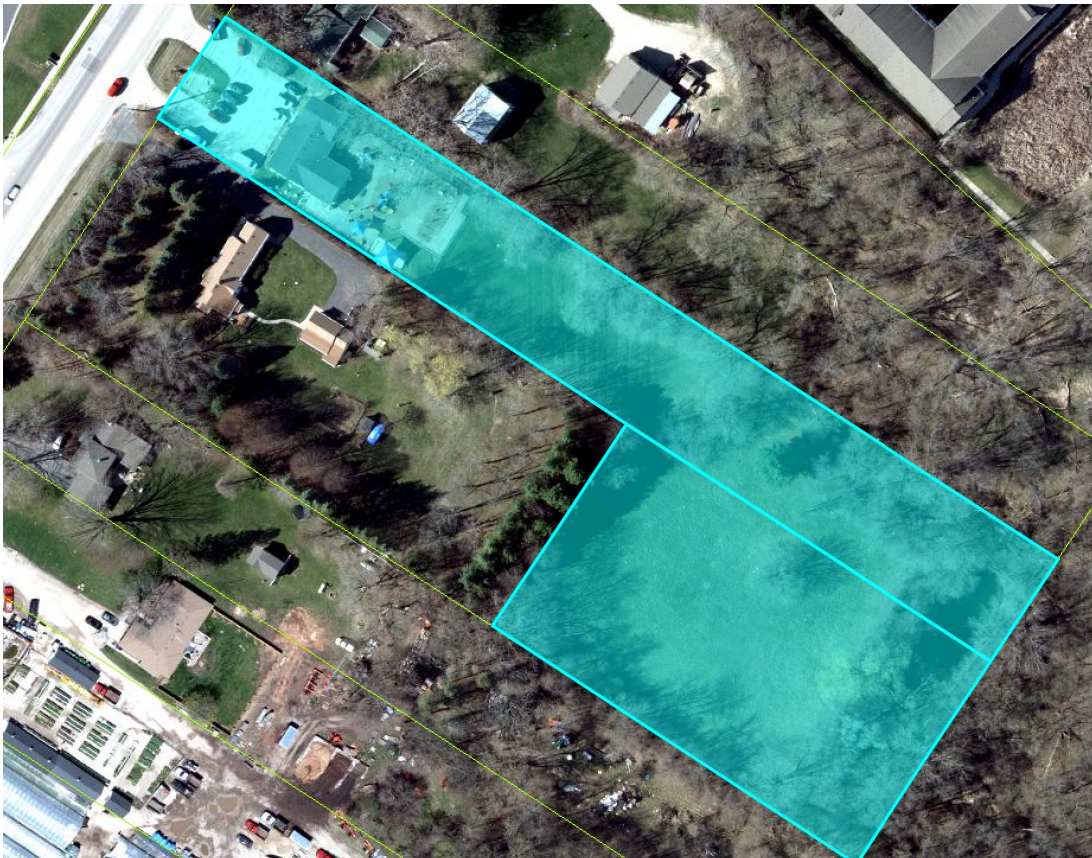


Roof Replaced
in 2009



New Septic
in 2020

Aerial Photos



KinderCare Learning Centers, LLC is an American operator of for-profit child care and early childhood education facilities founded in 1969 and currently owned by KinderCare Education based in Portland, Oregon. The company provides educational programs for children from six weeks to 12 years old.

KinderCare is the third-largest privately held company headquartered in Oregon. In 39 states and the District of Columbia, some 200,000 children are enrolled in more than 1,250 (as of 2023) early childhood education community centers, over 600 before-and-after school programs, and over 100 employer-sponsored centers. In 2021, revenue was US\$7.8B (2021). In 2022, it acquired *Crème de la Crème*, a former competitor that provided complementary services. Check them out at [kindercare.com](https://www.kindercare.com)

*Source: Wikipedia



Tenant Information

Tenant Since: 1994

Corporate lease

Lease expiration: September 30, 2031

Annual Lease Amount: \$59,626

Reserves and Management (\$5,000)

Insurance (\$2,100)

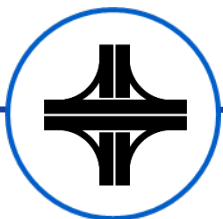
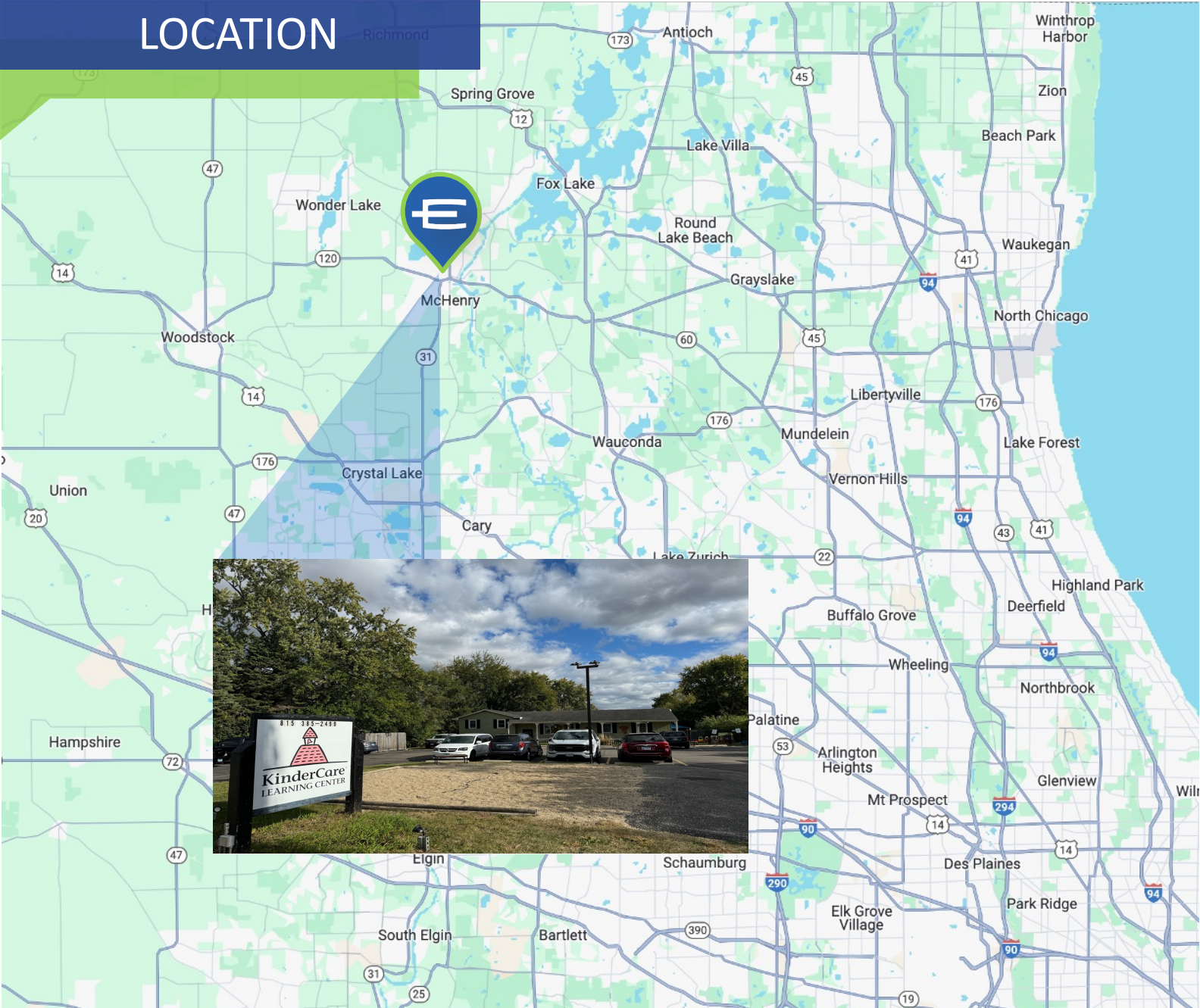
NOI: \$52,526

Other notes about the lease:

- Tenant pays RE taxes, general maintenance, and HVAC
- Owners pays for insurance, septic, and roof



LOCATION



**30 MINUTES FROM
I-90 EXPRESSWAY**



**CENTRALLY LOCATED
IN MCHENRY IL**

SCAN FOR MAP
VIEW



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