



**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

FOR SALE/LEASE

71 N Williams St
Crystal Lake, IL 60014

**LISTING PRESENTED BY
KELLY MALINA & CLANCY GREEN**

815-814-1653 | 815-337-8400

kellymalina@starckre.com | clancy@starckre.com

Directions: N Main St to E Woodstock St to N Williams St.

GENERAL BUILDING INFORMATION

ADDRESS		CITY	ZIP
71 N WILLIAMS ST		CRYSTAL LAKE	60014
PRICE	OWNER	TOTAL TAXES	YEAR
\$549,900	00R	\$14,123.32	2024
CORP LIMITS	PIN #	AGE	ZONING
CRYSTAL LAKE	14-32-480-044	114 YEARS OLD	B-4
# OF STORIES	CONSTRUCTION	POSSESSION	SQUARE FOOTAGE
2	BRICK & BLOCK	CLOSING	3,200 S/F
BASEMENT	INVESTOR/OWNER USE	SPRINKLERS	OFFICE SPACE
YES	BOTH	NO	YES
SEWER	WATER	GAS	ELECTRIC
TO SITE	TO SITE	TO SITE	TO SITE
DOCKS	PARKING	A/C	OVERHEAD DOORS
N/A	6 SPACES	CENTRAL AC - LOWER WINDOW AC - UPPER	N/A
HEAT	LAST USED FOR	BEST USED FOR	WASHROOMS
HOT WATER	STOREFRONT & APARTMENT	STOREFRONT/OFFICES & APARTMENT	YES

2ND FLOOR APARTMENT INFORMATION

2 BEDROOMS | 1 BATHROOM | 1,500 S/F | 2 PARKING SPACES

ROOM	SIZE
LIVING ROOM	21'x10'
KITCHEN	9'x12'
DINING ROOM	10'x17'
MASTER BEDROOM	13'x12'
2ND BEDROOM	12'x12'
DEN	10'x14'

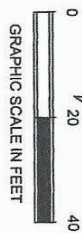
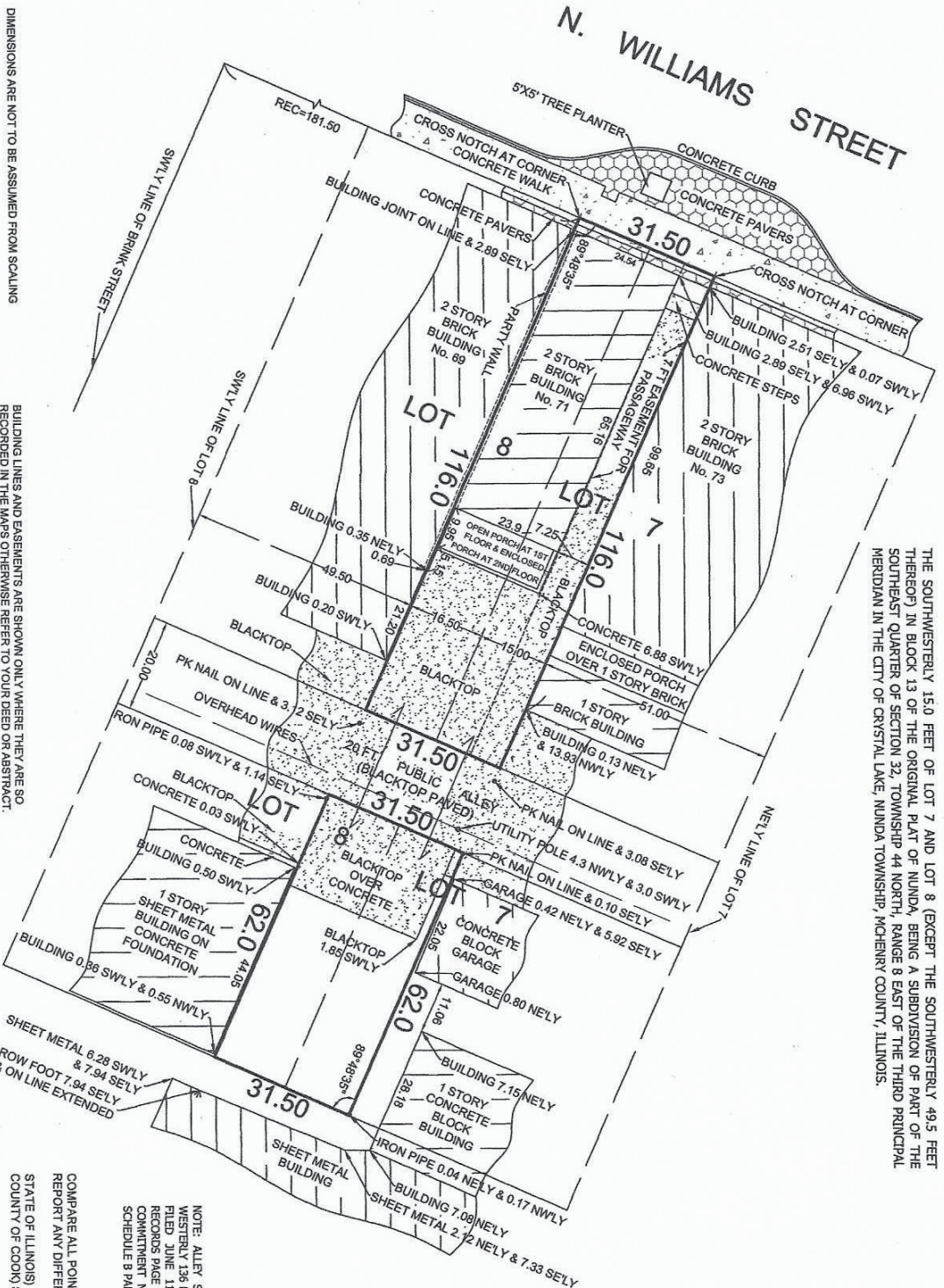
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

THE SOUTHWESTERLY 150 FEET OF LOT 7 AND LOT 8 (EXCEPT THE SOUTHWESTERLY 49.5 FEET THEREOF) IN BLOCK 13 OF THE ORIGINAL PLAT OF NUNDA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF CRYSTAL LAKE, NUNDA TOWNSHIP, MOHENRY COUNTY, ILLINOIS.



NOTE: ALLEY SHOWN AS THE EASTERLY 20' FEET OF THE WESTERLY 136 FEET OF THE LAND DEDICATED BY INSTRUMENT FILED JUNE 11, 1945 IN VOLUME 30 OF MISCELLANEOUS RECORDS PAGE 226 AND PAGE 228 AS NOTED IN PROPER TITLE COMMITMENT NO. PT19-99625 DATED JANUARY 22, 2019, IN SCHEDULE B PART II EXCEPTION 16.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

THIS PROFESSIONAL SERVICE CONFORMS TO COUNTY OF COOK, ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2020

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

0.1=1/8"	0.7=7/8"
0.2=1/4"	0.8=1"
0.3=3/8"	0.9=9/8"
0.4=1/2"	1.0=1'0"
0.5=5/8"	1.1=1'1"
0.6=3/4"	1.2=1'2"
0.7=7/8"	1.3=1'3"
0.8=1"	1.4=1'4"
0.9=9/8"	1.5=1'5"
1.0=1'	1.6=1'6"
1.1=1'1"	1.7=1'7"
1.2=1'2"	1.8=1'8"
1.3=1'3"	1.9=1'9"
1.4=1'4"	2.0=2'0"
1.5=1'5"	2.1=2'1"
1.6=1'6"	2.2=2'2"
1.7=1'7"	2.3=2'3"
1.8=1'8"	2.4=2'4"
1.9=1'9"	2.5=2'5"
2.0=2'	2.6=2'6"
2.1=2'1"	2.7=2'7"
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2.6=2'6"	3.2=3'2"
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2.9=2'9"	3.5=3'5"
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3.8=3'8"	4.4=4'4"
3.9=3'9"	4.5=4'5"
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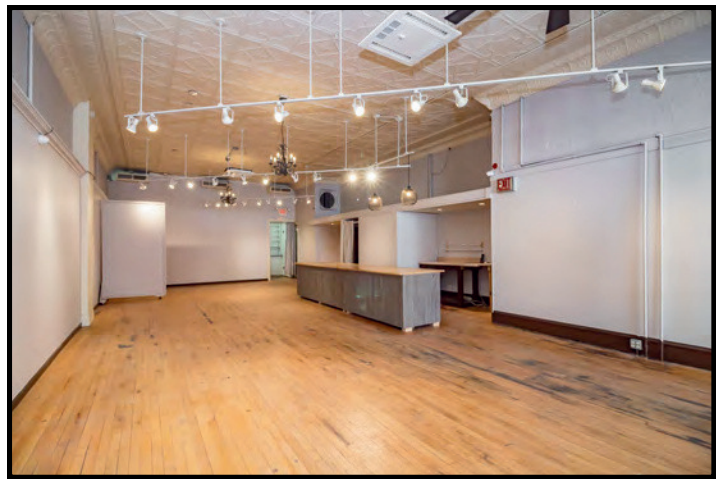
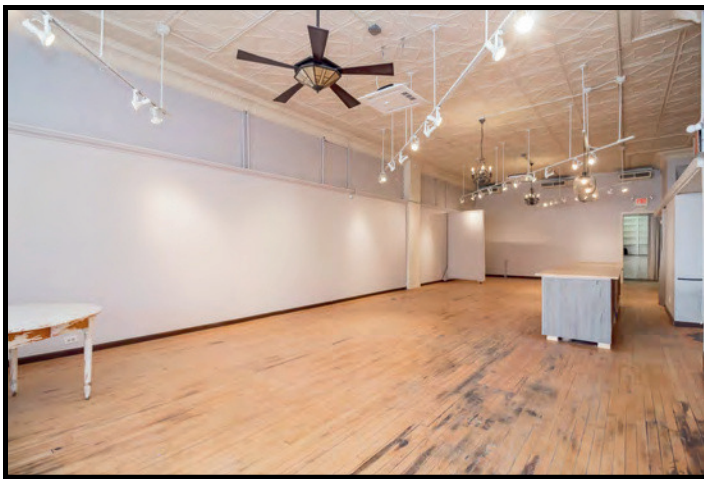
ORDER NO. 190128

DATE: FEBRUARY 11, 2019

ORDERED BY: JASON M. CHRISTOPOULOS

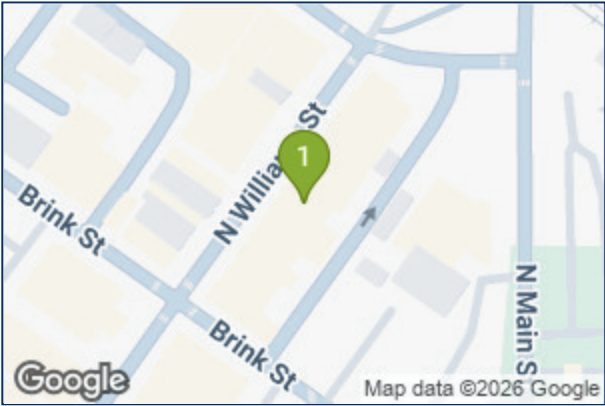
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

COMMERCIAL SPACE



2ND FLOOR APARTMENT





Mixed Use
 Status: **NEW**
 Area: **14**
 Address: **71 N Williams St , Crystal Lake, IL 60014**
 Directions: **N Main St to E Woodstock St to N Williams St.**

Closed Date:
 Off Mkt Date:
 Township: **Nunda**
 Year Built: **1912**
 Zoning Type: **Commercial**
 Actual Zoning: **B-4**

Subtype: **Ofc/Store**
 Lot Dimensions: **31x182**
 Land Sq Ft: **2322**
 Mobility Score: -

List Price Per SF: **\$171.84**

MLS #: **12555577**
 List Date: **02/09/2026**
 List Dt Rec: **02/09/2026**

Contract:
 Concessions:
 Unincorporated: **No**
 Built Before 78: **Yes**
 PIN #: **1432480044**
 County: **McHenry**
 Relist:

List. Mkt Time: **5**
 Lease Price SF/Y: **\$0**
 Mthly. Rnt. Price:
 Ann. Passthru. \$/SF:
 # of Stories: **2**
 Multiple PINs: **No**
 Owners Assoc: **No**
 Lease Type:
 Lease Terms:
 Estimated Cam/Sf:
 Est Tax per SF/Y:

Apx. Total SF: **3200**
 Sold Price Per SF: **\$0**
 Financing:

Remarks: **Great opportunity to own a mixed-use building in the heart of downtown Crystal Lake! The street-level storefront offers excellent visibility, strong foot traffic, and a walkable location surrounded by popular shops, restaurants, and community events. An attractive setup for long-term commercial tenancy. The second floor features a 2-bedroom residential unit, providing an additional income stream or flexibility for an owner-occupant. With both spaces available, investors have the ability to lease at market rates or tailor the property to fit their investment strategy. A solid opportunity in one of Crystal Lake's most active and desirable downtown areas with strong long-term potential.**

Total # Units: 2	Total # Tenants:	Total # Offices: 1	Total # Stores: 2
# Dishwashers: 1	# Washers:	W/D Leased?:	# Ranges: 1
# Disposals:	# Fireplaces: 1	# Window AC: 4	Other SqFt:
Office SqFt:	Manufacturing SqFt:	Warehouse SqFt:	
Total # Apartments: 1	# Dryers:		
# Refrigerators: 1	Retail SqFt:		

Approx Age: **Older**
 Type Ownership: **Limited Liability Corp**
 Frontage/Access: **City Street**
 Current Use: **Commercial, Residential**
 Potential Use: **Retail, Residential, Office/Retail**
 Client Needs:
 Client Will:
 Known Encumbrances:
 Location: **Central Business District, In City Limits**
 Geographic Locale: **Northwest Suburban**
 Construction:
 Exterior: **Brick**
 Foundation:

Roof Structure:
 Roof Coverings:
 Docks/Delivery:
 Misc. Outside: **Enclosed Porch**
 # Parking Spaces: **6**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Parking Ratio:
 Misc. Inside: **Air Conditioning, Multi-Tenant, Private Restroom/s, Basement**
 Floor Finish: **Wood**
 Air Conditioning: **Central Air, Window Unit/s**
 Electricity: **101-200 Amps**
 Heat/Ventilation: **Gas, Radiators**
 Fire Protection: **Fire Extinguisher/s**

Water Drainage: Utilities To Site:
 Tenant Pays: **Air Conditioning, Electric, Heat**
 Equipment: **CO Detectors, Ceiling Fan**
 HERS Index Score:
 Green Disc: Green Rating Source: Green Feats:
 Backup Info:
 Sale Terms:
 Possession:
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Gross Rental Income: **\$0**
 Gross Rent Multiplier: **0**
 Total Annual Expenses:
 Annual Net Operating Income:
 Total Monthly Income: **\$0**
 Real Estate Taxes: **\$14,123**

Expense Source:
 Net Operating Income Year:
 Total Annual Income: **\$0**
 Tax Year: **2024**
 Expense Year:
 Cap Rate:

Fuel Expense (\$/src): **\$0/**
 Electricity Expense (\$/src): **\$0/**
 Water Expense (\$/src): **\$55/Actual**
 Scavenger Expense (\$/src): **\$200/Actual**
 Insurance Expense (\$/src): **\$3,926/Actual**
 Other Expense (\$/src): **\$0/**

Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**
 List Broker: **Clancy Green (51890) on behalf of Kilkenny Group (T24174) / (815) 382-0170 / kilkenny65@sbcglobal.net; team@kilkennygrp.com**
 CoList Broker: **Kelly Malina, ABR (56739) / (815) 814-1653**
 More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12555577 Prepared By: Kelly Malina, ABR | Berkshire Hathaway HomeServices Starck Real Estate | Cell: (815) 814-1653 | Email: kellymalina@starckre.com | 02/13/2026 02:44 PM

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 815-337-8400
 clancy@starckre.com



Retail/Stores
 Status:**NEW**
 Area:**14**
 Address:**71 N Williams St , Crystal Lake, IL 60014**
 Directions:**N Main St to E Woodstock St to N Williams St.**

Closed Date:
 Off Mkt Date:
 Township:**Nunda**

Zoning Type:**Retail**
 Actual Zoning:**B-4**

Subtype:**Free Standing Store**
 Lot Dimensions:**31x182**
 Apx. Tot. Bldg SF:
 Land Sq Ft:

Net Rentable Area:
 Mobility Score:-

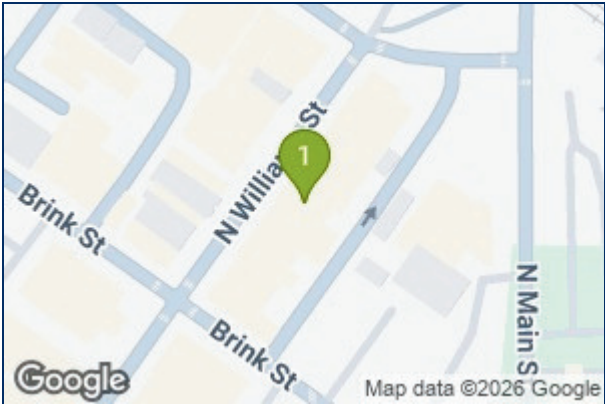
MLS #:**12555761**
 List Date:**02/09/2026**
 List Dt Rec:**02/09/2026**

Lst. Mkt. Time:**5**
 Contract:
 Concessions:
 Unincorporated:**No**
 Subdivision:
 Year Built:**1912**
 Relist:
 List Price Per SF:**\$0**
 Sold Price Per SF:**\$0**

List Price:
 Orig List Price:
 Sold Price:

Rented Price:
 Lease Price SF/Y:**\$28.85**
 Mthly. Rnt. Price:**\$3,750**
 Ann. Passthru. \$/SF:
 County:**McHenry**
 PIN #:
 Multiple PINs:
 Min Rentbl. SF:**1560**
 Max Rentbl. SF:**1560**

Units:**1**
 Unit SF:**1560** (Leasable Area)
 Units:**Square Feet**
 Lease Type:**Gross**
 Est Tax per SF/Y:**\$0**



Remarks: **Prime Downtown Crystal Lake Storefront available for Lease! Position your business in the heart of downtown Crystal Lake with this charming storefront offering excellent visibility, steady foot traffic, and unbeatable walkability. Enjoy unparalleled convenience surrounded by premier shops, gourmet restaurants, specialized amenities, and professional facilities with two private parking spots in back. Don't miss this rare opportunity to establish your business in Crystal Lake's vibrant and growing downtown districts. Fantastic storage in full unfinished basement. *Property is also listed for sale. There is a second-floor 2-bedroom (plus den) residential apartment also available for lease. Contact us today for more information or to schedule a showing.**

Frontage Acc:**City Street** Current Use:**Commercial**
 Known Encumbrances:
 Location:**Central Business District, In City Limits**
 # Drive in Doors:**0**
 # Trailer Docks:**0**
 Ceiling Height: Gas Supplier:**Nicor Gas**
 Electric Supplier:**Commonwealth Edison**

Construction:**Brick, Concrete Block**
 Exterior:**Brick**
 Foundation:
 Roof Structure:**Flat**
 Roof Coverings:**Membrane**
 Docks:
 # Parking Spaces:**4**
 Indoor Parking:
 Outdoor Parking:**1-5 Spaces**
 Parking Ratio:
 Extra Storage Space Available:**Yes**
 Misc. Inside:**Air Conditioning, Multi-Tenant, Private Restroom(s), Basement**
 Floor Finish:**Wood**

Air Conditioning:**Central Air** Electricity:**Circuit Breakers, Separate Meters** Heat/Ventilation:**Central Bldg Heat, Hot Water**
 Fire Protection:**Fire Extinguisher/s**
 Water Drainage:
 Utilities To Site:**Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal** Tenant Pays:**Air Conditioning, Electric, Heat, Janitorial**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms:
 Possession:

Financial Information

Gross Rental Income:**\$0**
 Annual Net Operating Income:
 Real Estate Taxes:**\$14,123.32**
 Tax Year:**2024**
 Special Assessments: **No**
 Fuel Expense (\$/src):**\$0/**
 Trash Expense (\$/src):**\$0/**

Operating Expense Includes:

Individual Spaces (Y/N):
 Total Income/Month:**\$0**
 Net Operating Income Year:**2025**
 Total Annual Expenses:**\$0**
 Expense Source:
 Frequency:**Not Applicable**
 Electricity Expense (\$/src):**\$0/**
 Insurance Expense (\$/src):**\$0/**

Total Building (Y/N):
 Total Income/Annual:**\$0**
 Cap Rate:**0**
 Expense Year:**2025**
 Loss Factor:
 Water Expense (\$/src):**\$0/**
 Other Expense (\$/src):**\$0/**

Broker:**Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**
 List Broker:**Clancy Green (51890) on behalf of Kilkenny Group (T24174) / (815) 382-0170 / kilkenny65@sbcglobal.net; team@kilkennygrp.com**
 CoList Broker:**Kelly Malina, ABR (56739) / (815) 814-1653** More Agent Contact Info:

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MLS #: 12555761

Prepared By: Kelly Malina, ABR | Berkshire Hathaway HomeServices Starck Real Estate | Cell: (815) 814-1653 | Email: kellymalina@starckre.com | 02/13/2026 02:44 PM

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 kellymalina@starckre.com



Clancy Green, Broker
 815-337-8400
 clancy@starckre.com



Residential Rental

Status:**NEW**

Area:**14**

Address:**71 N Williams St Unit 201, Crystal Lake, IL 60014**

Directions:**N Main St to E Woodstock St to N Williams St.**

Rented:

Off Mkt:

Year Built:**1912**

Dimensions: **31x182**

Subdivision:

Corp Limits:**Crystal Lake**

Coordinates:

Rooms: **6**

Bedrooms: **2**

Waterfront: **No**

Basement: **None**

Total Units:

Unit Floor Lvl.:**2**

Stories:**1**

Avail Furnished?:**No**

MLS #: **12555820**

List Date: **02/09/2026**

List Dt Rec: **02/09/2026**

Financing:

Built B4 78: **Yes**

Model:

Township: **Nunda**

Bathrooms **1/0**

(Full/Half):

Master Bath: **None**

Bmt Bath: **No**

Board Approval: **No**

Days for

Bd Apprvl: **0**

Furnished Rate:

Rent Price: **\$1,900**

Orig Rent Price: **\$1,900**

Rented Price:

Lst. Mkt. Time: **5**

Contingency:

Curr. Leased:

Lease Expires:

County: **McHenry**

Fireplaces:

Parking: **Exterior Space(s)**

Spaces: **Ext:2**

Parking Incl.

In Price:

Appx SF: **1560**

SF Source: **Landlord/Tenant/Seller**

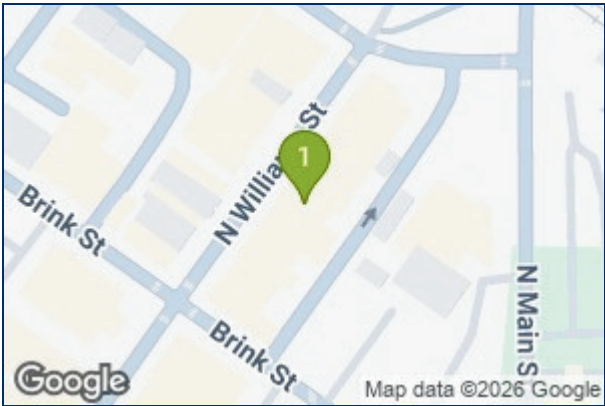
Bldg. Assess. SF:

Short Term Lease?: **No**

Short Term Rate:

Security Deposit: **1900**

Mobility Score: -



Remarks: **Spacious second-floor 2-bedroom apartment located in the heart of downtown Crystal Lake! This unit features separate front and rear entrances and includes two dedicated parking spaces in the rear of the building. Hardwood floors run throughout, and the updated bathroom adds a fresh and modern touch. Both bedrooms include walk-in closets. The unit includes a versatile den that can be used as a home office or additional sleeping space. The kitchen opens to an enclosed back porch, perfect for extra storage or a cozy sitting area. Enjoy the convenience of living steps from downtown restaurants, shops, and the Metra station. A great opportunity to live in a walkable, vibrant downtown location! Garbage and water included. Minimum 12-month lease. No pets. No smoking permitted. Credit score of 625+ required. Each applicant (18+) must submit a completed rental application, two months of income verification and a copy of valid driver's license or state ID. A \$45 non-refundable background/credit check application fee will apply for each tenant (18+). Combined monthly income must be at least 2.5x the monthly rent.**

School Data

Elementary: **Husmann (47)**

Junior High: **Richard F Bernotas (47)**

High School: **Crystal Lake Central (155)**

Square Footage Comments:

Pet Information

Pets Allowed: **No**

Max Pet Weight:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Main	Flooring	Win Trmt
Living Room	21X10	Main Level	Hardwood		Master Bedroom	13X12	Level		Hardwood	
Dining Room	10X17	Lower	Hardwood		2nd Bedroom	12X12	Main Level		Hardwood	
Kitchen	9X12	Main Level	Hardwood		3rd Bedroom		Not Applicable			
Family Room		Not Applicable			4th Bedroom		Not Applicable			
Laundry Room					Den	10X14	Main Level		Hardwood	

Interior Property Features: **Hardwood Floors**

Exterior Property Features:

Age: **100+ Years**

Type: **Other**

Exposure:

Exterior: **Brick**

Air Cond: **Window Unit(s)**

Heating: **Hot Water/Steam**

Kitchen:

Appliances:

Dining:

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment: **CO Detectors, Ceiling Fan**

Additional Rooms: **Den**

Other Structures:

Door Features:

Window Features:

Laundry Features: **None**

Garage Ownership:

Garage On Site:

Garage Type:

Garage Details:

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Assigned Spaces, Off Alley**

Parking Fee (High/Low): /

Driveway:

Basement Details: **None**

Foundation:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Lot Size Source: **County Records**

Sewer: **Sewer-Public**

Water: **Lake Michigan**

General Info: **Commuter Train, Non-Smoking Unit**

Amenities:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Lease Terms:

Possession: **Negotiable**

Management:

Fees/Approvals:

Monthly Rent Incl: **Cooking Gas, Heat, Water, Parking, Exterior Maintenance, Snow Removal, Trash Collection**

Available As Of: **03/15/2026**

Rural:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Addl. Sales Info.:

Broker Owned/Interest: **No**

Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**

List Broker: **Clancy Green (51890) on behalf of Kilkenny Group (T24174) / (815) 382-0170 / kilkenny65@sbcglobal.net; team@kilkennygrp.com**

CoList Broker: **Kelly Malina, ABR (56739) / (815) 814-1653**

More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12555820

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