

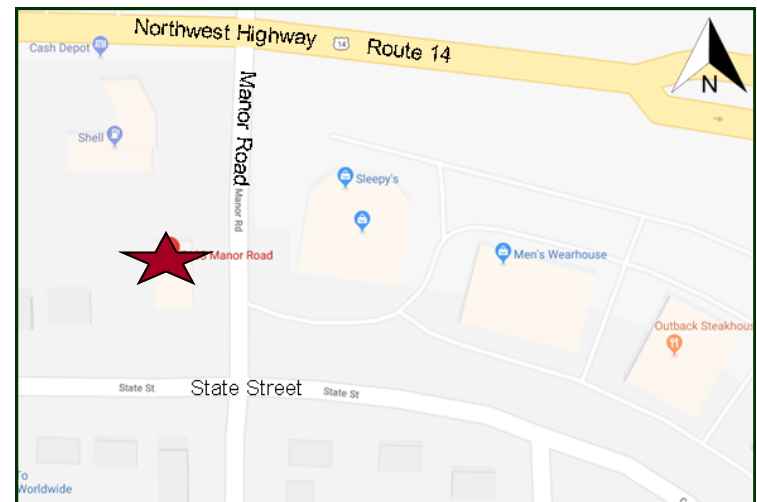
FOR SALE OR LEASE

Commercial/Retail Building 1,885± SF (Sale) 885± SF (Lease)

Income producing property with (1) 885 SF vacancy. Located ½ block from lighted intersection of Route 14 and Manor Road. Vacancy has showroom, storage room and private bathroom. Income potential when fully leased is \$32,700 (NOI \$20,404). Ideal for owner/user. See attached layout and photos. Contact Broker for rent roll and expenses. Visit Premier Commercial Realty website to see more listings.



MLS: 09910394



Directions: Route 14 (Northwest Highway) to South on Manor to property on right.

PIN: 19-10-101-038

April 9, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PROPERTY SPECIFICATIONS

Description:	Freestanding Building
Building Size:	1,885± SF
Land Size:	.295 acre
Year Built:	1977
HVAC System:	GFA/AC
Electric:	100 amp
Sprinklered:	No
Washrooms:	2
Flooring:	Varies
Ceiling Height:	9'
Possession:	Negotiable
Parking:	12
Sewer: Septic	Water: Community
Zoning:	County
Real Estate Taxes:	\$5,332.90 (2016)
CAM:	Included w/ Lease
Lease Term:	3 years
Lease Price	Year 1: \$1,100/mo. gross Year 2: \$1,200/mo. gross Year 3: \$1,300/mo. gross (tenant pays utilities)
Sale Price:	\$245,000

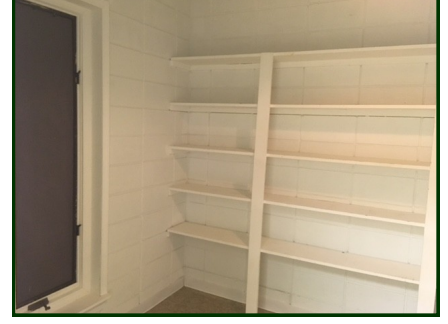
[CLICK HERE](#)
TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

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7103 Manor Road
(4812 State Street)
Crystal Lake, IL 60014



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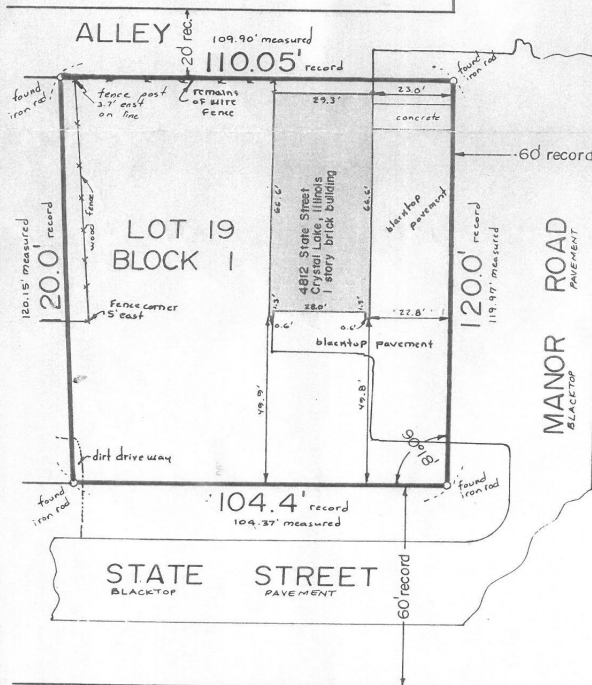
SCALE:
1 inch equals 30 feet

PLAT OF SURVEY

Conway Surveying 1213 N. Riverside
(815) 385-2124 McHenry, Illinois

LOT 19 IN BLOCK 1 IN PLATT DEMARCE SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1954, AS DOCUMENT NO. 279705 IN BOOK 11 OF PLATS, PAGE 114, AS AMENDED BY DOCUMENT NO. 280898 AND DOCUMENT NO. 289813, IN MCHENRY COUNTY, ILLINOIS.

Refer to abstract, title and local ordinances for additional easements and/or building restrictions. Compare all points before using same and at once report any difference.
No representation as to ownership, use or possession should be hereon implied.
Declaration is made to the present title owner, the present purchaser and their Title Insurer, and lender, it is not transferable to additional institutes or subsequent owners.
Snow cover at time of survey prevented the location of lower lying improvements.
No underground improvements have been located or shown.
No distance should be assumed by scaling.



FLOOD HAZARD REPORT
The above described property falls entirely within Zone C, area of minimal flooding according to Flood Insurance Rate Map McHenry County, Illinois (unincorporated areas) Panel 235 of 315 Community Panel Number 170732 0335 B Effective date: September 30, 1981

PREPARED FOR:
Mr. Michael Paper
Attorney at Law
Crystal Lake, Illinois

State of Illinois)
County of McHenry)
I, Robert J. Conway, do hereby certify that,
under my direction, I have caused the above
described property to be surveyed and that
the plat hereon drawn is a correct repre-
sentation of said survey.
At McHenry, this 5th day of
February, A.D., 1993.

[Signature]
Illinois Professional Land Surveyor 2624

Survey No. 19-10-101-038

4812 State Street, Crystal Lake, Illinois

