

FOR SALE

Commercial Building 4,000 SF Priced to Sell !

4,000 SF freestanding pre-engineered steel building. Formerly used as auto service facility on busy Route 31. 6 Drive in doors (2-10x12, 2-10x10, 2-10x8) with triple basin drains and 420 SF office area. Automotive uses available with special use permit. Many possible retail or service uses. Cell tower excluded (separate ownership) has perpetual easement with 24 hour access but pays proportionate share of real estate tax bill. Parking lot is gravel. Compressor with air lines included. Ceilings are 11'-13'6". Traffic counts over 25,000 cars per day!

PROPERTY SPECIFICATIONS

Description:	Freestanding Steel Building		
Building Size:	4,000 SF (40'x100')		
Land Size:	21,780 SF		
Year Built:	1980		
HVAC System:	Gas Forced Air		
Electric:	200 amp 3 phase		
Sprinklered:	No		
Washrooms:	1		
Drive In Doors:	6 (varies - 10x8, 10x10,10x12)		
Ceiling Height:	11' - 13'6"		
Possession:	Immediate		
Parking:	Ample		
Sewer:	Septic	Water:	Well
Zoning:	B (Prairie Grove)		
Real Estate Taxes:	\$9,164.04 (2016)		
Lease Price	Not for Lease		
Sale Price:	\$399,000	\$375,000	
REDUCED			
\$359,000			



MLS: 09339769

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$108,007	\$103,471	\$102,116
Population	7,151	35,205	94,493
TRAFFIC COUNTS: 25,300 vehicles per day			



Directions: From Route 31 & Route 176, go North on Route 31 1/4 mile to property on East side of road.

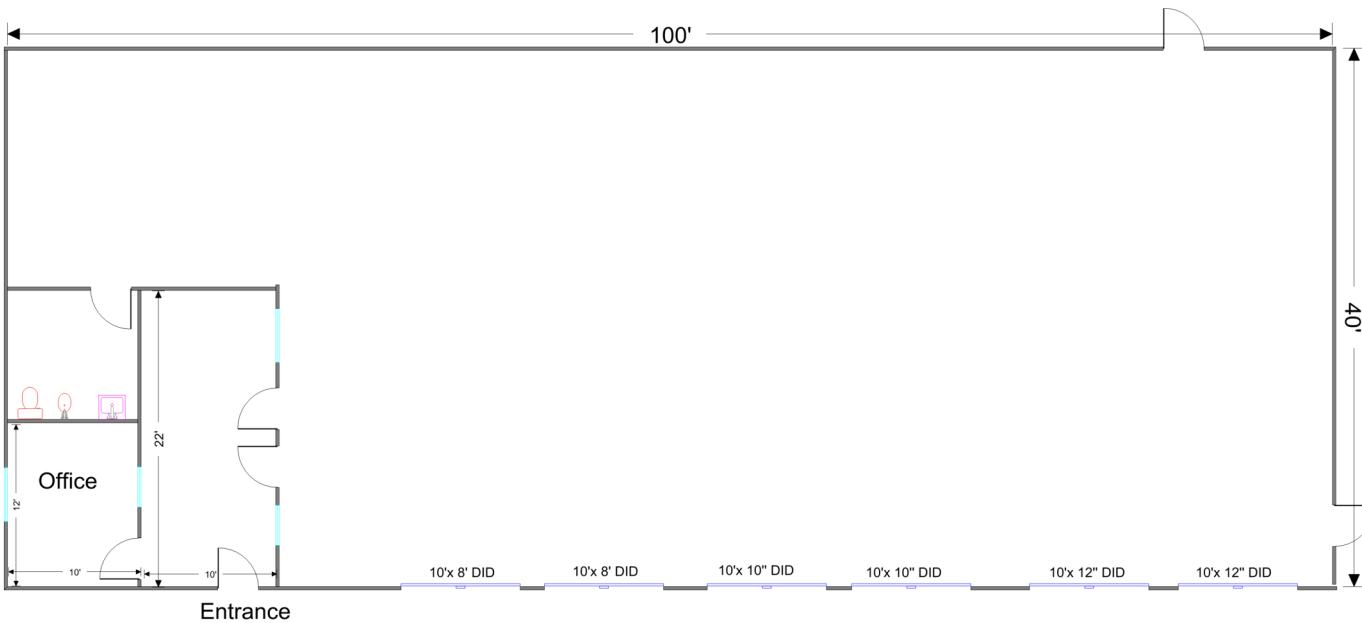
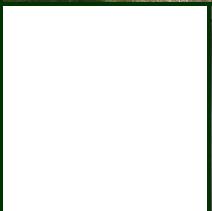
PIN: 14-34-201-021

January 22, 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.

CLICK HERE
TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com



PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

5210 S. Route 31
Crystal Lake, IL 60012
(Prairie Grove)

