

# RETAIL PROPERTY

436-438 W VIRGINIA STREET (NORTHWEST HIGHWAY), CRYSTAL LAKE, IL

*FOR SALE or LEASE*



Offered By:  
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014  
[www.bluechipcommercialre.com](http://www.bluechipcommercialre.com)



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## PROPERTY HIGHLIGHTS



### PROPERTY SPECIFICATIONS

<b>OFFERING :</b>	For Sale or Lease 3,506 SF Multi-Tenant Commercial Building
<b>LIST PRICE:</b>	\$259,000   \$73.87 SF
<b>LEASE RATE:</b>	\$15.00 SF (Gross)
<b>BUILDING: SIZE</b>	3,506 SF (Total) * 1,352 SF (436 Virginia St.) * 2,154 SF (438 Virginia St.)
<b>AGE:</b>	1946
<b>BASEMENT:</b>	Yes (Separate for Each Unit)
<b>DIVISIBLE:</b>	Yes
<b>ACRES:</b>	0.13 Acres
<b>FRONTAGE:</b>	38' (Northwest Highway)
<b>ZONING:</b>	B2 PUD (City of Crystal Lake)
<b>UTILITIES:</b>	Separately Metered
<b>WATER &amp; : SANITARY</b>	City of Crystal Lake
<b>PARKING:</b>	Private Lot & Street Parking
<b>SIGNAGE:</b>	Wall Signage
<b>TRAFFIC: COUNTS</b>	30,000 VPD   Northwest Hwy
<b>R.E. TAXES:</b>	\$8,889.50 (2021)   \$2.53 SF

### *Investment Highlights*

- High Profile Commercial Building Situated Along Northwest Highway
  - Ideal for Single Tenant Occupancy, End User/Investor, or Investor
- Projected 19.66% Cash on Cash Return Based on Average Gross Rent of \$12.50 SF
- Mixed Use Neighborhood with National & Reputable Independent Restaurants Nearby
  - Rear Employee Parking Lot / Basement Storage in Each Unit / Rear Service Doors
- Recent Capital Improvements Include Brand New Firestone Rubber Membrane Roof / Brand New Rooftop York Champion HVAC Unit (Unit 436)
- Affluent Population with Average Household Income Exceeding \$96,000 Within 3 Mile Radius

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# NEIGHBORHOOD MAP



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*AERIAL CLOSE UP*



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*AERIAL CLOSE UP*



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*AERIAL CLOSE UP*

**REDEVELOPMENT  
OPPORTUNITY**



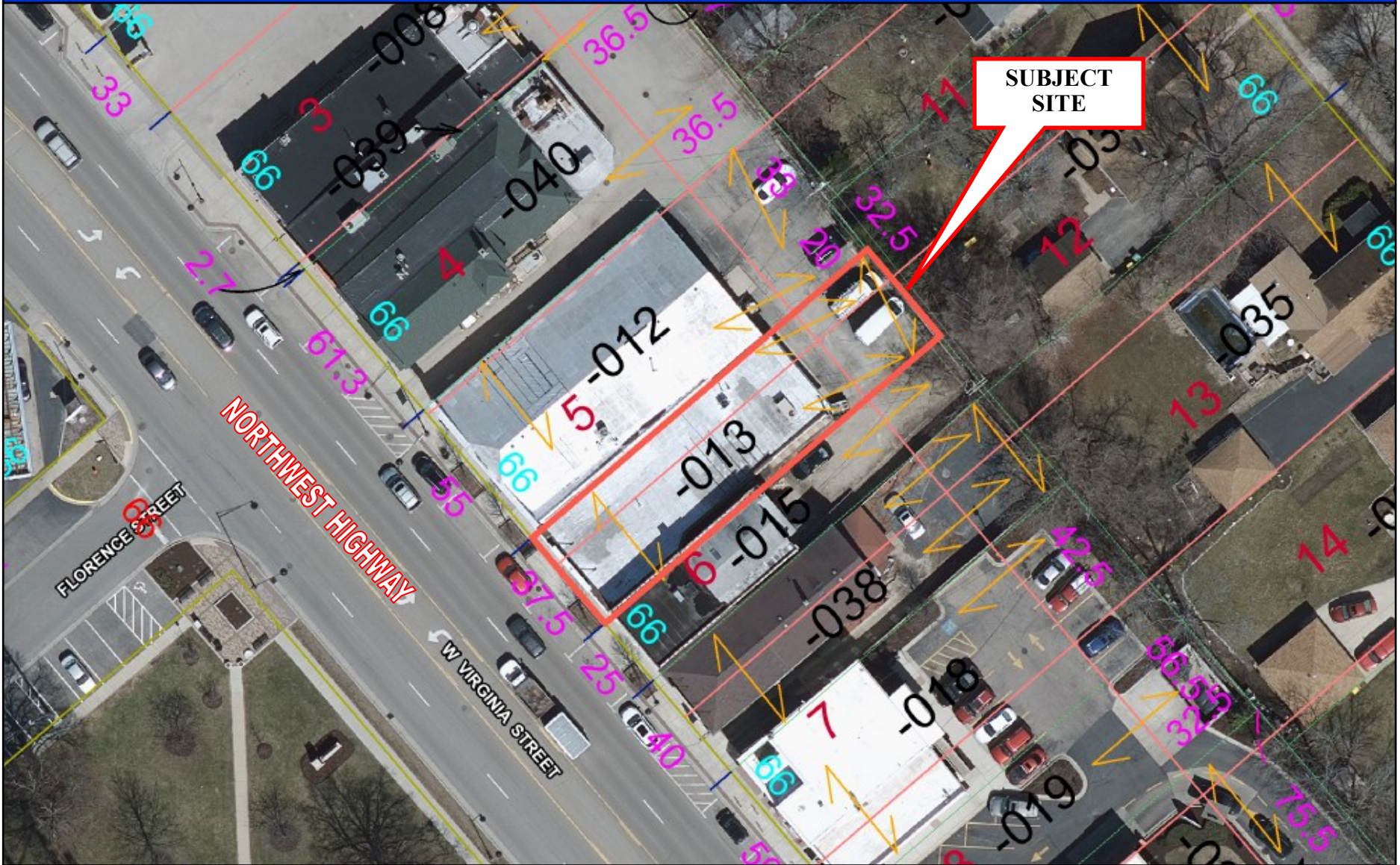
**NORTHWEST HIGHWAY**



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*AERIAL TAX MAP*

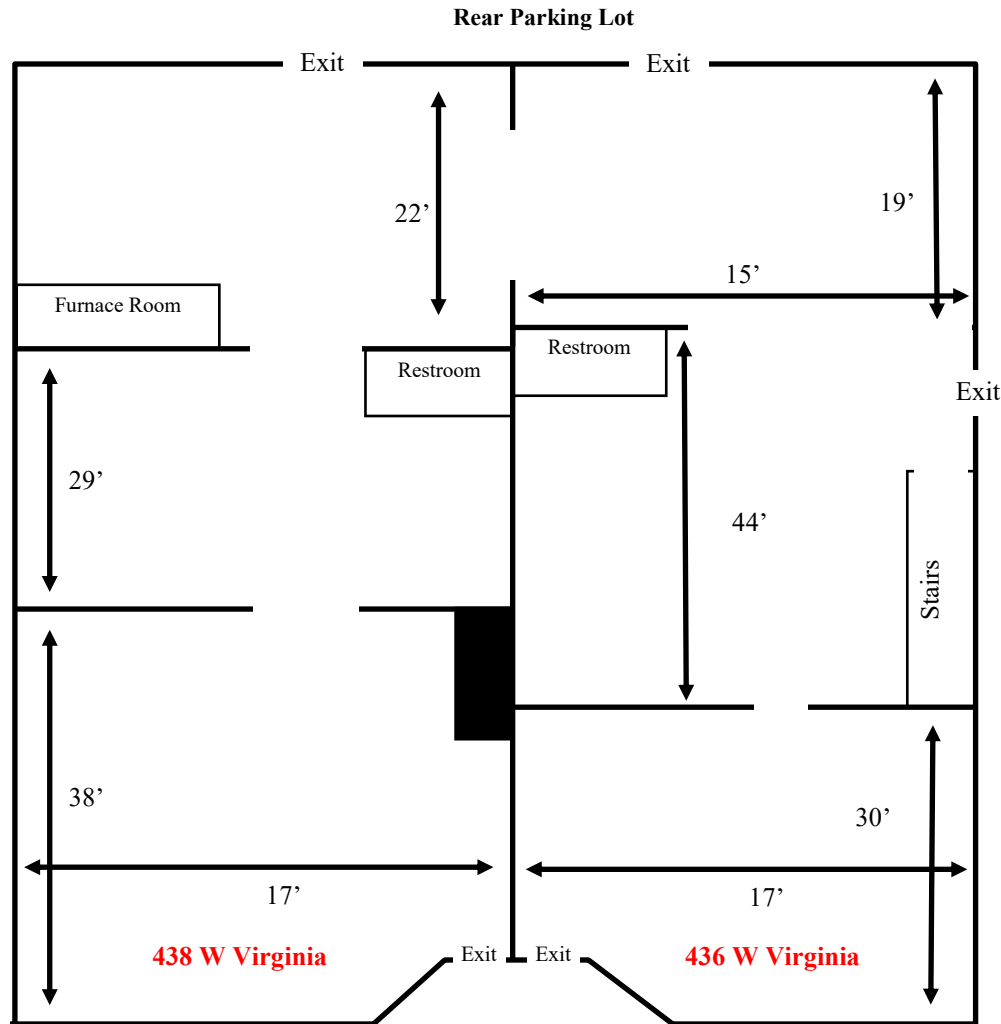


SUBJECT SITE

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# FLOOR PLAN



\*\* Not To Scale / Approximate Measurements \*\*

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# PROPERTY PHOTOS



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## CRYSTAL LAKE MARKET SUMMARY



Crystal Lake is located 50 miles northwest of Chicago, a short drive from O'Hare International Airport, near several major highways and interstates. The Union Pacific rail line provides easy access to Chicago. As a result, Crystal Lake residents enjoy employment, and cultural and recreational opportunities of a major metro city yet live in a pleasant, friendly, small-town atmosphere.

Beginning in the 1970's, Crystal Lake experienced significant changes in both its residential and business population. The population has grown from 14,000 in the early 1970's to over 38,000 today.

The local job market is expanding rapidly; and with this expansion, citizens have access to excellent educational, recreational and cultural activities. Crystal Lake boasts two of the very best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. Ever-expanding McHenry County College is on Crystal Lake's northern border.



Crystal Lake is truly a great place to live and work and it's also a great place to play! One of Crystal Lake's greatest attractions is its public parks system. There are over 1,600 acres of parks and open space, as well as 230-acre Crystal Lake for fishing, boating, swimming and skating in the winter; it's truly year-round fun! The Crystal Lake park district sponsors many of the recreational programs held throughout the city and maintains much of the open space.

Crystal Lake is a leader in the region in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area. The city staff and elected officials are dedicated to continuing to make Crystal Lake one of the premier communities in northern Illinois.

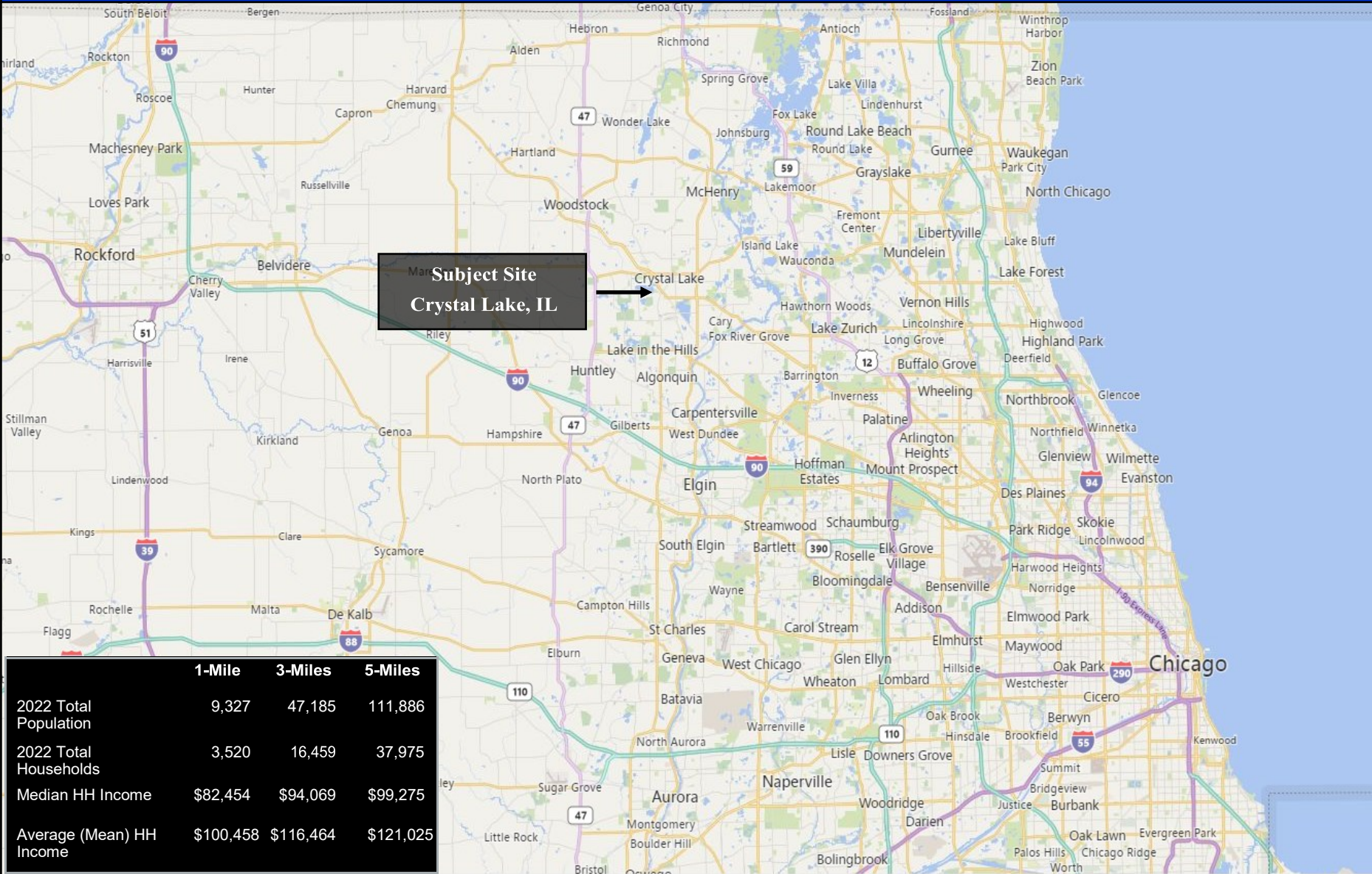


Crystal Lake's vibrant, historic downtown is home to over 170 businesses, including specialty stores, restaurants, and services which can be found within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County". Downtown Crystal Lake is host to many popular family-oriented events, including the lunch with the Easter Bunny, A Garden Party, Farmers Market, Johnny Appleseed Festival, Halloween Handout, Festival of Lights Parade, Breakfast with Santa, and Santa House Visits.

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## STREET MAP & DEMOGRAPHICS



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