

OFFICE

27 Grant Street, Crystal Lake, IL 60014

FOR SALE / LEASE



Offered By:

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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING :	3,406 SF Office Building
SALE:	\$499,000
LEASE:	\$18 PSF Gross
BUILDING:	2 Story Office Building
SIZE:	.19 AC
AGE:	1978
BASEMENT:	NO
ZONING:	B-4 Mixed Use Business
WATER & : SANITARY	City of Crystal Lake
PARKING:	Private Lot
TRAFFIC: COUNTS	14,700 (Walkup)
R.E. TAXES:	\$15,382 (2022)

Property Highlights

- **High Profile Office Location in the Heart of Downtown Crystal Lake**
- **Centrally Located in Downtown CL Within Walking Distance to Crystal Lake Metra Station, Reputable Retailers and Shopping Nearby**
- **Includes Many Private Offices with Various Size Options, Reception Area, Open work/ Conference Room Space, Kitchenette/Break Room, Two Private Restrooms**
- **Affluent Population with Average Household Income Exceeding \$115,700 Within 1 Mile Radius**

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PHOTOS



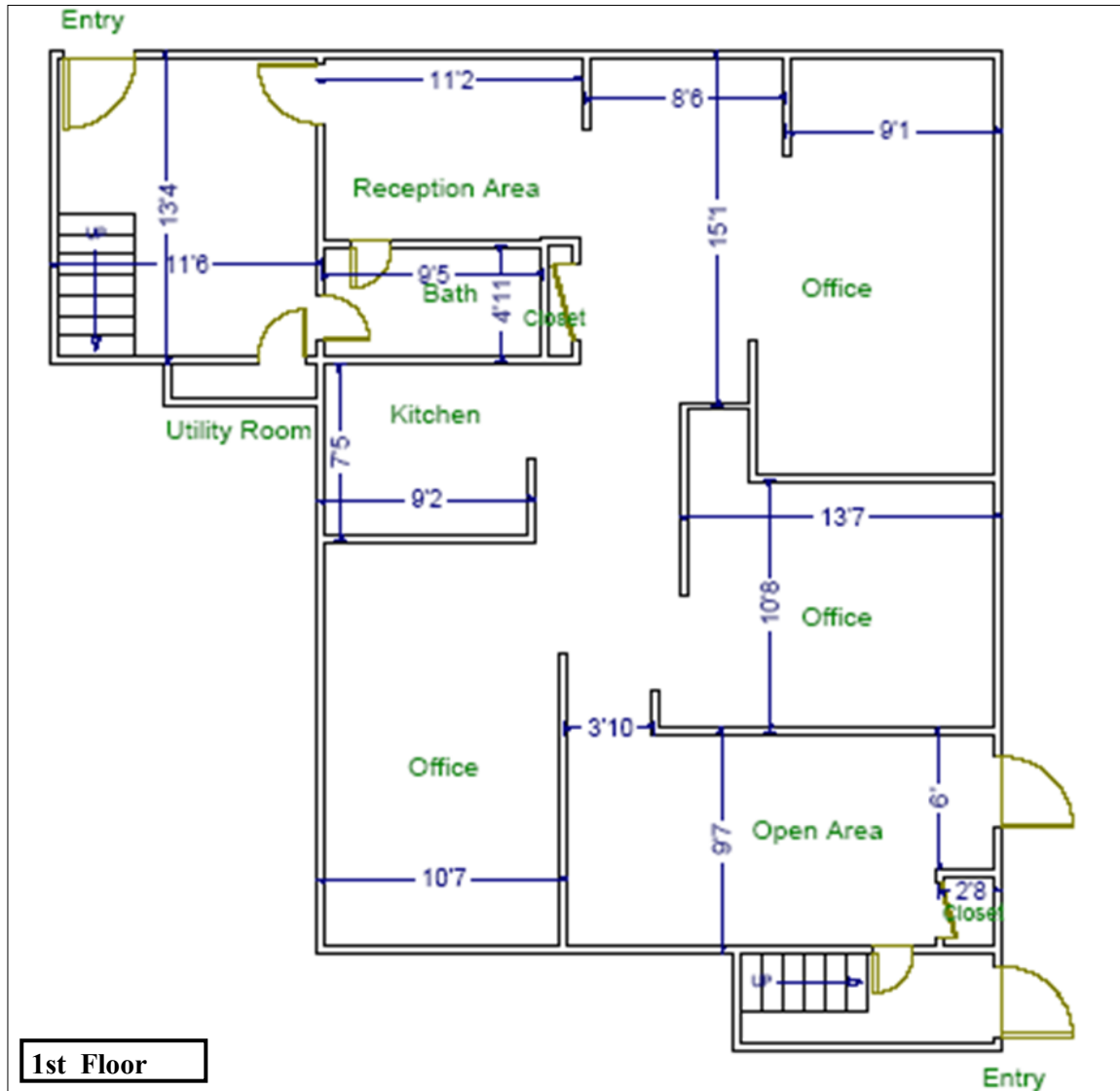
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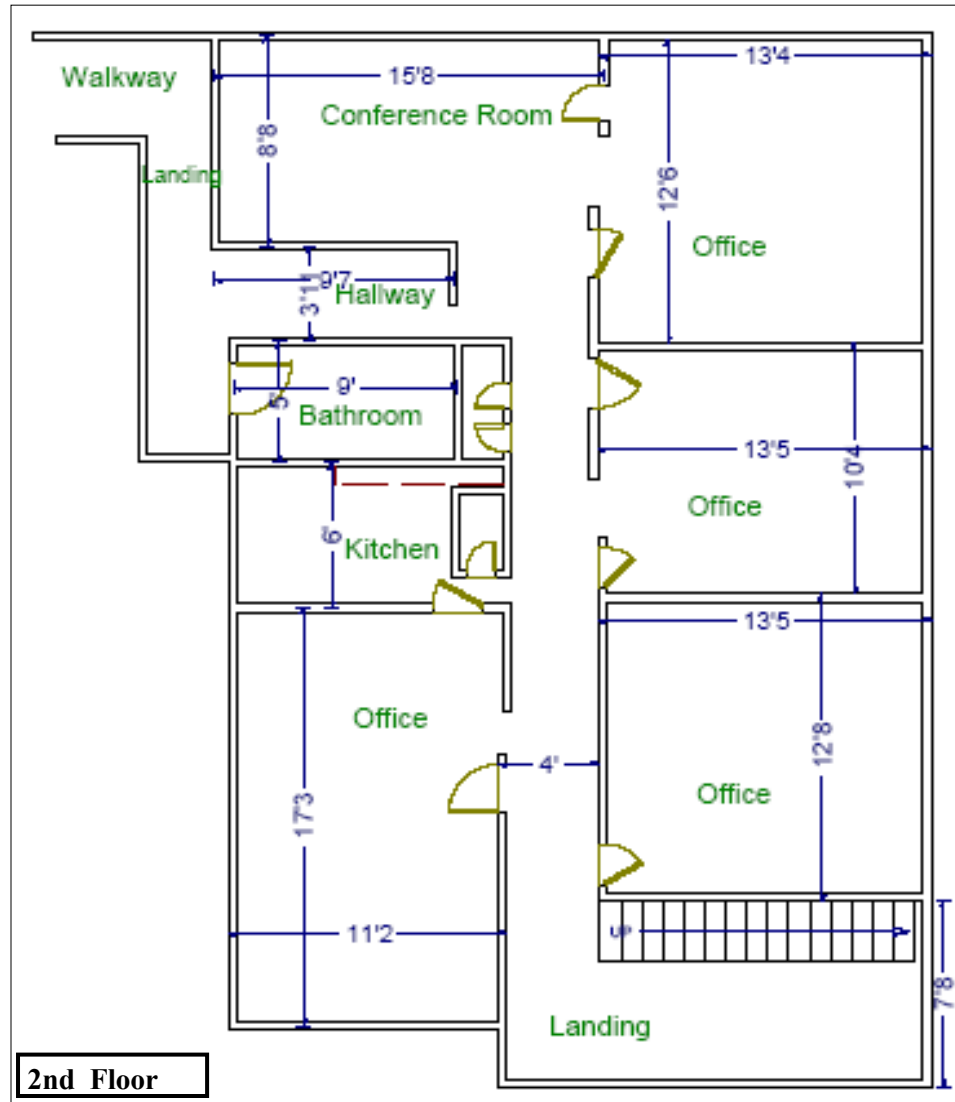
FLOORPLAN 1st Floor



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FLOORPLAN 2nd Floor



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AERIAL



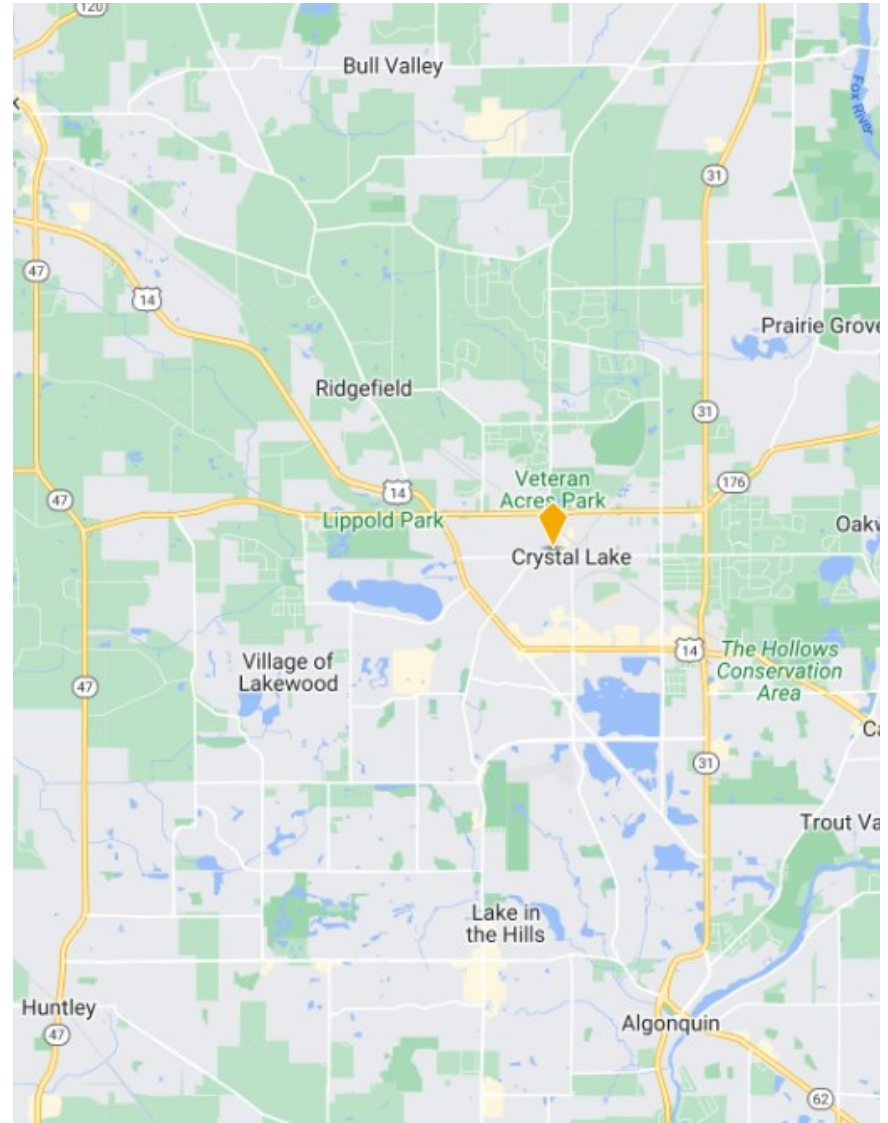
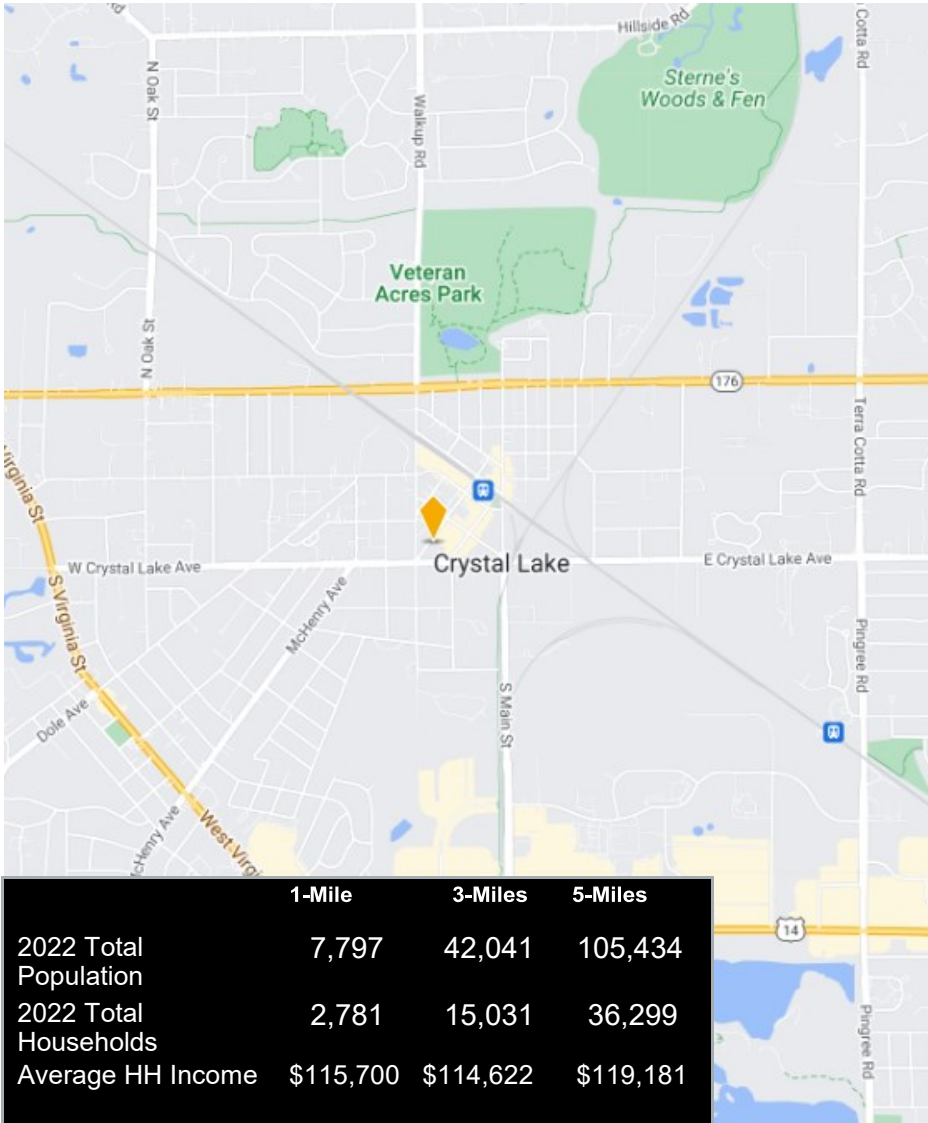
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MAP & DEMOGRAPHICS



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