

INVESTMENT OPPORTUNITY

86-90 N Williams St, Crystal Lake, IL 60014

FOR SALE



PROPERTY HIGHLIGHTS

- 100% leased mixed-use investment property
- \$117,792 in annual gross rental income across six tenants
- Established tenant base with several long-standing tenants
- Two first-floor retail spaces and four second-floor apartments
- Prominent corner location in the heart of Downtown Crystal Lake

PROPERTY SPECIFICATIONS

OFFERING:	Investment Opportunity 100% Leased
PRICE:	\$1,225,000
BUILDING:	6,180 SF
SIZE:	0.08 ACRES
ZONING:	B-4 – Mixed Use Business
PARKING:	Street
UTILITIES:	Municipal Water & Sewer
YEAR BUILT:	1890
TAXES:	\$18,806.92 (2025)

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86-90 N Williams St, Crystal Lake, IL 60014

Café Olympic

1,545 SF



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Black Market Bakery
1,545 SF



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INVESTMENT OPPORTUNITY

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Residential Apartment
2nd Floor



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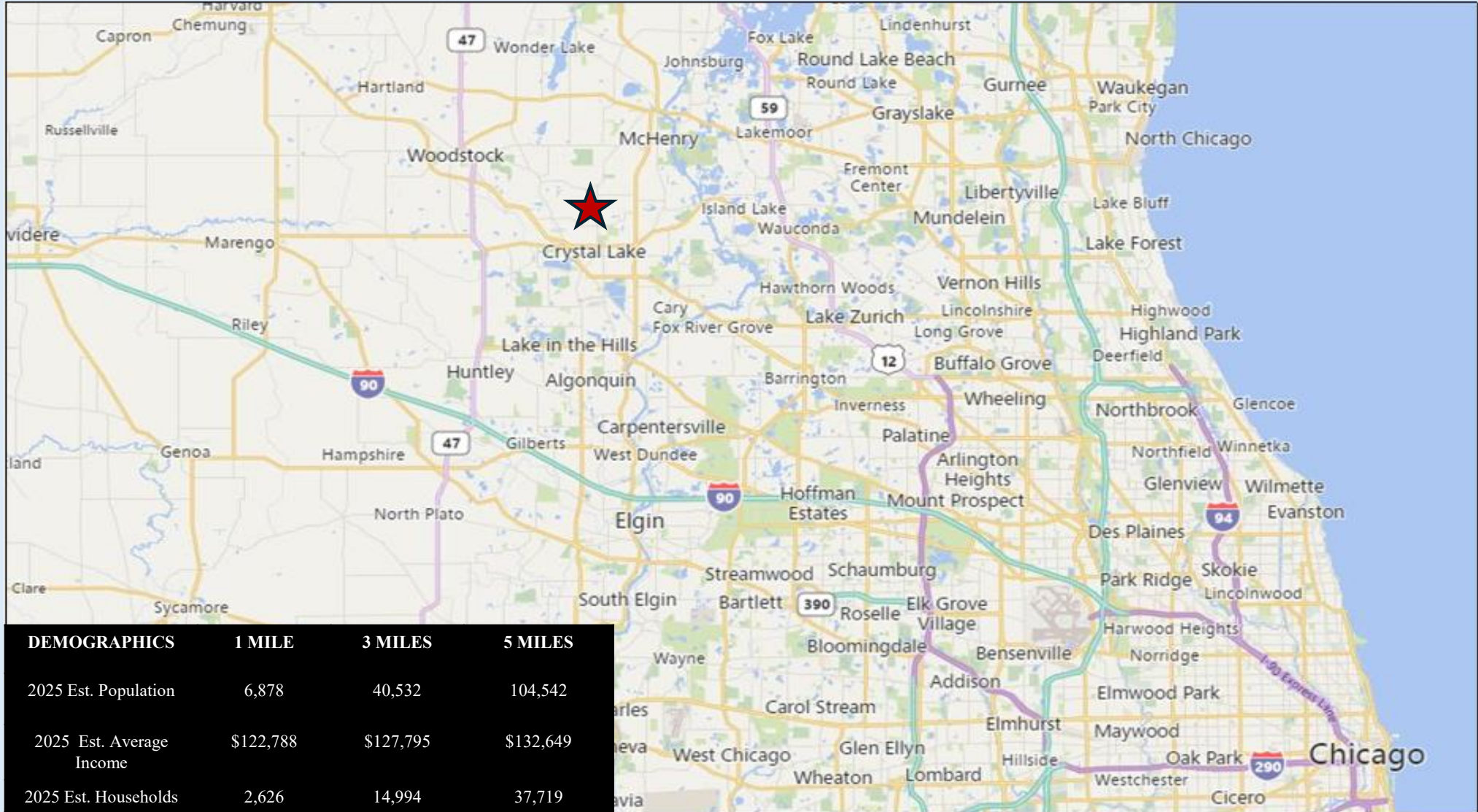


BLUE CHIP
Commercial Real Estate, LLC.

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