

For Sale

Crystal Lake, Illinois

Retail / Commercial

5,000
SF Building

RETAIL / COMMERCIAL

Main Street Classic Cars Building

189 S. Main Street, Crystal Lake, IL 60014

DESCRIPTION OF PROPERTY:

Location, Location, Location! High traffic retail location with over 19,500 cars per day, this highly visible, easily accessible property has the potential to boost sales significantly for any business. This 5,000 square foot free-standing building has been completely rewired electrically and been hard wired for wireless internet, and has new lighting, epoxy floors, and a triple basin drain system. Property is located within the Crystal Lake TIF District in the path of major development. The time to buy is now! This would be a great property for any type of retail establishment, restaurant, gym, or an auto-related business.



Building Size: 5,000 SF

Land size: .5 acres (21,780 SF)

Zoning: M-1

PIN #: 19-04-151-006

Real Estate Taxes: \$8,137.00 (2006)

Sale Price: \$879,000

STRONG DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,134	48,994	127,773
Average Income	\$88,615	\$102,584	\$112,141

TRAFFIC COUNTS:

19,500 vehicles per day



Jenny Lewis - (847) 346-6644
jenny@wagnercommercial.com

Sherry Wagner - (312) 637-9887
sw@wagnercommercial.com



All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price or terms, prior to sale or lease, all without notice.

WAGNER COMMERCIAL
www.wagnercommercial.com

For Sale

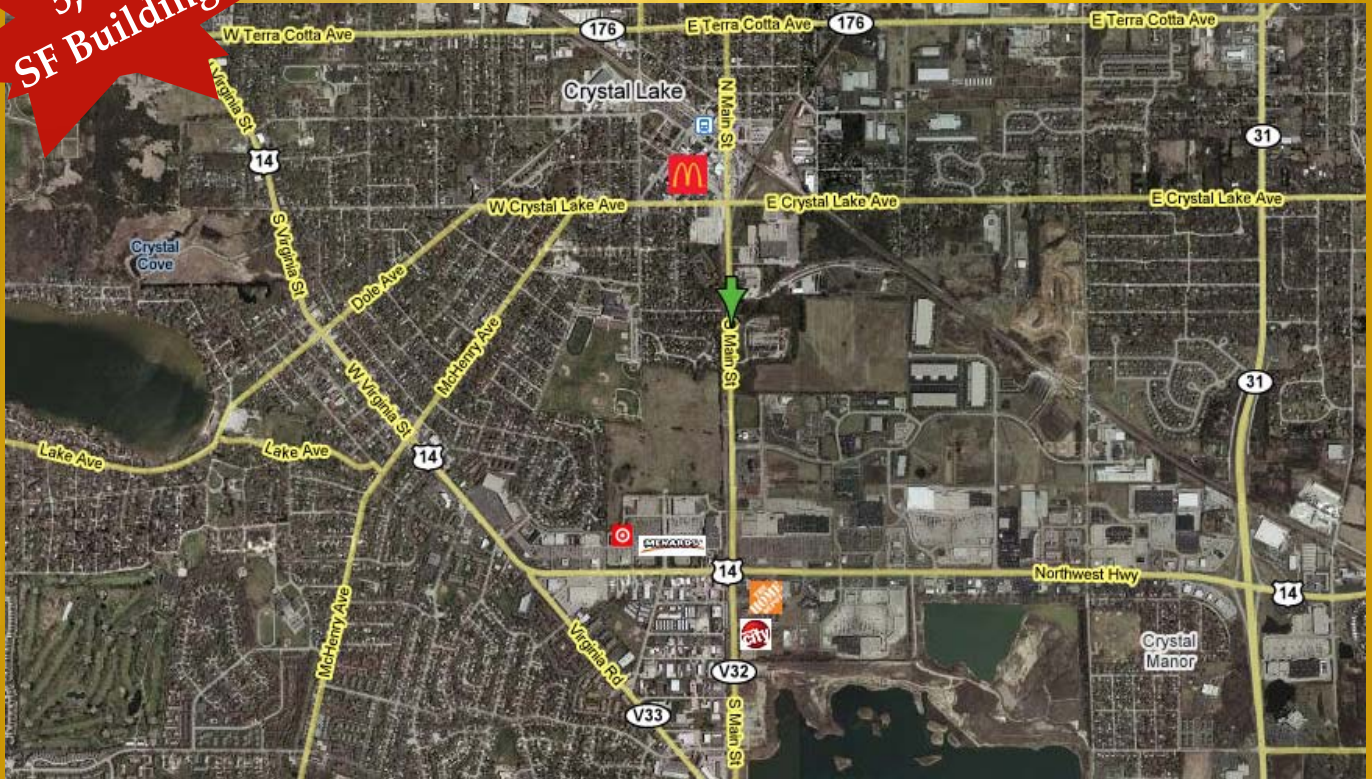
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HVAC: (is it "Gas Forced Air")

Power: 300 amp Service

Office: 2 Small Offices

Washrooms: 2

DID: 2

Possession: Upon Closing

Sewer/Water: City

Sprinklered: No

Parking: Ample

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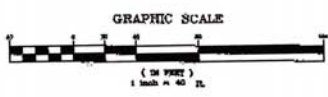
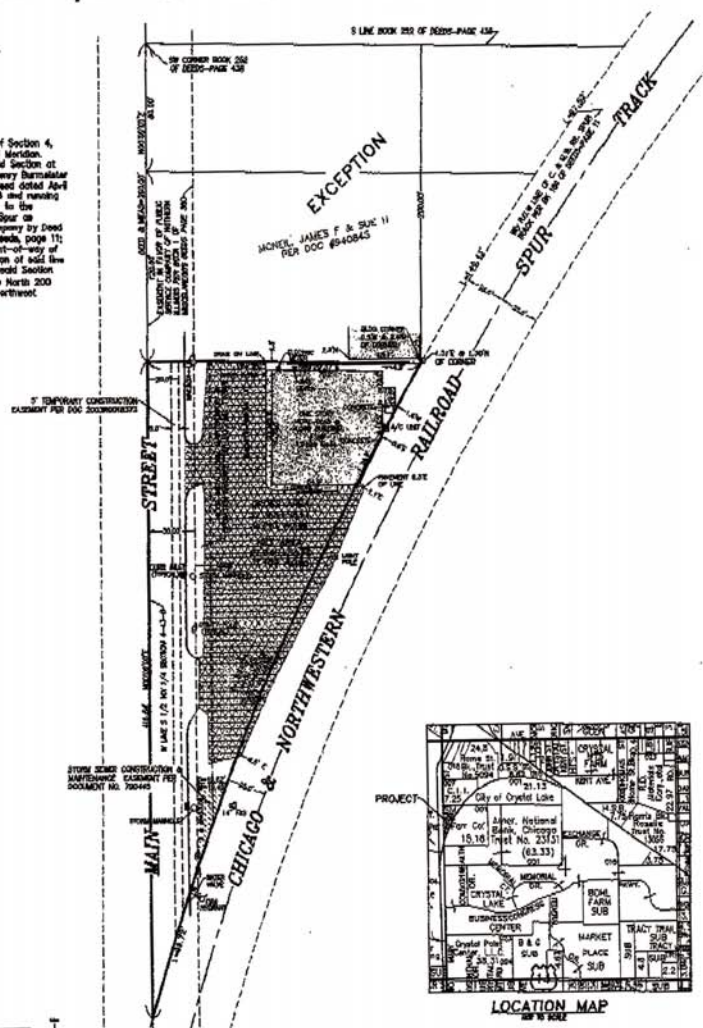
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ALTA/ACSM LAND TITLE SURVEY

LEGAL
That part of the South Half of the Northwest Quarter of Section 4, Township 43 North, Range 8, East of the Third Principal Meridian, described as follows: Beginning on the West line of said Section at the Southeast corner of a piece of land conveyed by Henry Barnstater and wife, to Charles E. Wile and Corbin A. Wile, by Deed dated April 25, 1942 and recorded in Book 282 of Deeds, page 430 and running thence East on the South line of the land so conveyed, to the West line of the Chicago and Northwestern Railroad Spur as conveyed to the Chicago and Northwestern Railroad Company by Deed dated October 19, 1923 and recorded in Book 180 of Deeds, page 17; thence Southwesterly along the easterly line of said right-of-way of the Chicago and Northwestern Railroad to the intersection of said line with the West line of said Section; thence North along said Section line to the line of Beginning, (according thereto the North 200 feet thereof as measured along the West line of said Northwest Quarter of Section 4), in McHenry County, Illinois.



SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #89827778 dated June 18, 2008. The title information shown hereon is conclusively that provided to the Surveyor by the Title insurer or the client. The Surveyor does not warrant the exact location of the utility easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- The underground utilities shown here have been located from visible field evidence and existing drawings, maps and records supplied to Surveyor. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information. The Surveyor has physically located visible structures, however, he has not physically located the underground lines.
- If local municipal utility measurement per document #20080018378 is not available.

STATE OF ILLINOIS)
COUNTY OF McHENRY) s.s.

Certified to: 1) Buckeye Holdings, LLC, an Illinois limited liability company
2) Home State Bank N.A.
3) Chicago Title Insurance Company

In my professional opinion, and based on my observations, I certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard By Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NREIS in 1990, and includes Items 1, 2, 3, 7(a), 7(b)(1), 8, 9, 10, 11(a) & 15 Table A thereof. Pursuant to the accuracy standards set forth by ALTA, NREIS and ASK and in effect on the date of this certification, I have further certified that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance. I also certify that I have examined the Final Insurance Rate Map, Final No. 174273 comp. 5, dated September 4, 1996, and have determined that the subject property lies within Zone "C" area of minimal flooding.

Dated this 6th day of September, A.D., 2008.

VANDERSTAPPEN SURVEYING, INC.
Deeds Form No. 104-00000

William J. Vanderstappen
WILLIAM J. VANDERSTAPPEN, CGS-000700
PROFESSIONAL LAND SURVEYOR



LEGEND	
■ FOUND IRON BAR	● SET IRON BAR
○ FOUND SPIRE	□ SET SPIRE
⊖ FOUND IRON PIPE	⊕ FOUND MONUMENT
COUNTY, McHENRY REAL ESTATE	
DRAWN BY: DSM	CHECKED BY: M.V.
SCALE: 1"=50'	SEC. - OF T. 43. N. 8. E.
BASIS OF MEASUREMENT: ASSAID	
P.L.S. # 10-04-10-100	
JOB NO.: 000002	L.D. MFD
FIELDWORK COMP. BY: S.A./D.G.	RE: P.C.
ALL SURVEYS SHALL BE MADE AND MEASUREMENTS MADE	

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