

Auction

Recently Vacant Medical Office Building

183 Heritage Drive, Crystal Lake, IL 60014

Offering Summary:

- New Suggested Opening Bid: \$399,000 (Reduced from \$499,000)
- Building Size: Approx. 11,700 SF
- Built 1999
- 5 Handicap Accessible Restrooms and Elevator
- 2018 Taxes: \$21,385
- PIN #: 1909107014
- Association Dues: \$1415/mo.
- Zoning: B-2 (PUD)
- Centrally Located in High Traffic Area in Downtown Crystal Lake
- Motivated Seller!



Approximately 11,700 sf, 2 story, former dermatological office building with approximately 4,748 sf basement (1,681 sf finished, 3,067 sf storage). 1st level has approximately 4,748 sf medical space, including 9 rooms for patient care, 6 exam rooms (some with sinks), 3 operating rooms, large medical offices, a waiting room, a lab, and storage with sound-proofed, concrete over wood flooring. 2nd level has approximately 2,204 sf space, approximately 670 sf former medical spa space, and approximately 1,534 sf unfinished/expansion space.

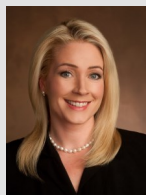
This building features wonderful natural light throughout the first and second floors and has second floor skylights. Ideal for multiple office uses; need not be medical. An elevator services all floors. The entrance is configured so owner may easily lease numerous office spaces to multiple tenants. All mechanicals (HVAC) replaced in 2018. Association dues \$1,415/month. Outdoor parking (common). Close to Route 14 restaurants and shopping. Visit www.awproperties.com for details and other listings.

For Additional Information:

David Makowski
Senior Vice President



Diana M. Peterson
President & CEO
Designated Managing Broker



Pre-Auction Bids Highly Encouraged!

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AUCTION

Interior Photos



Building Front



Main Entrance 1st Floor



Main Waiting Room



9 Patient Waiting or Office Spaces

Multiple Plumbed Office Spaces



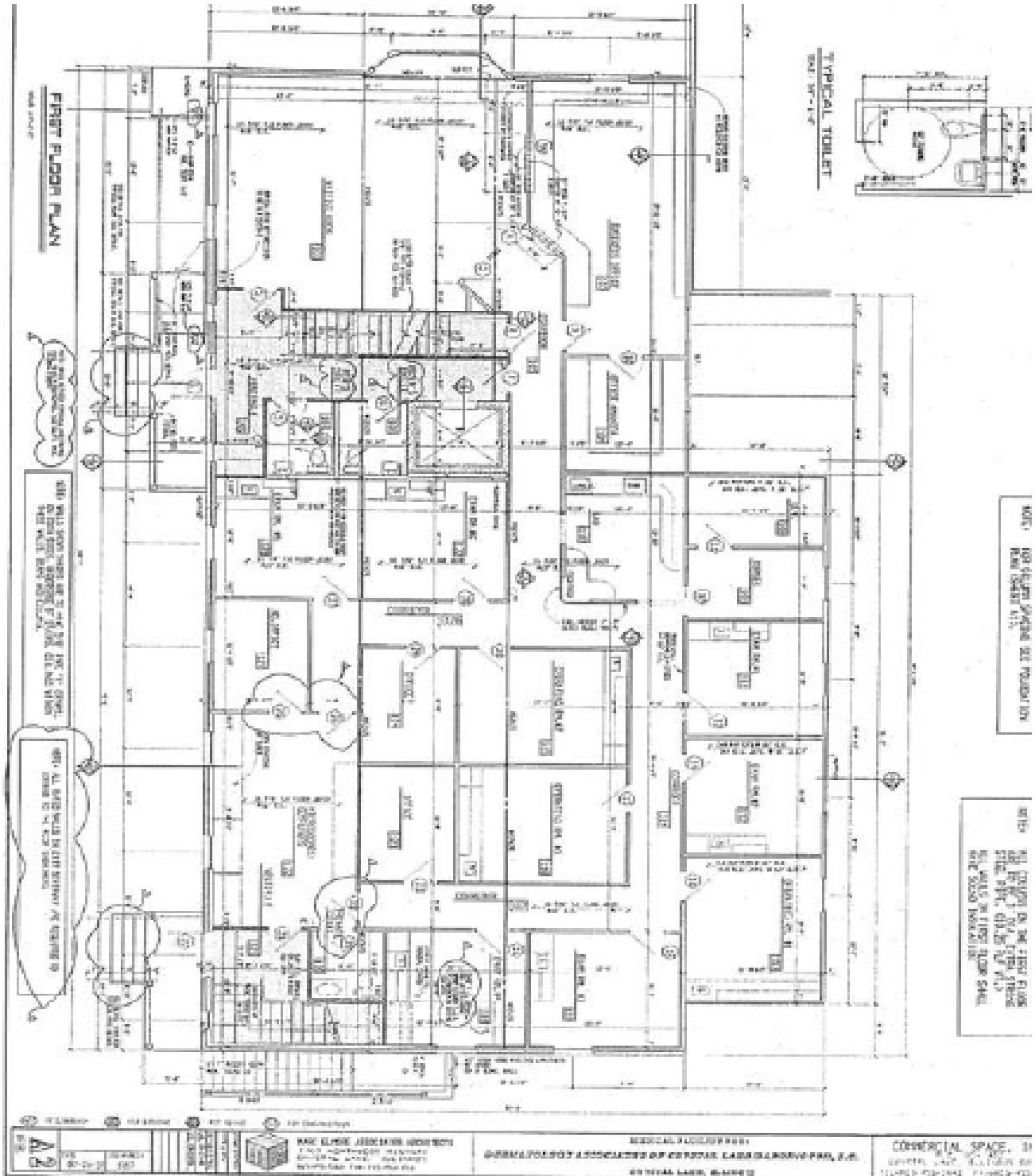


Handicapped Accessible Elevator

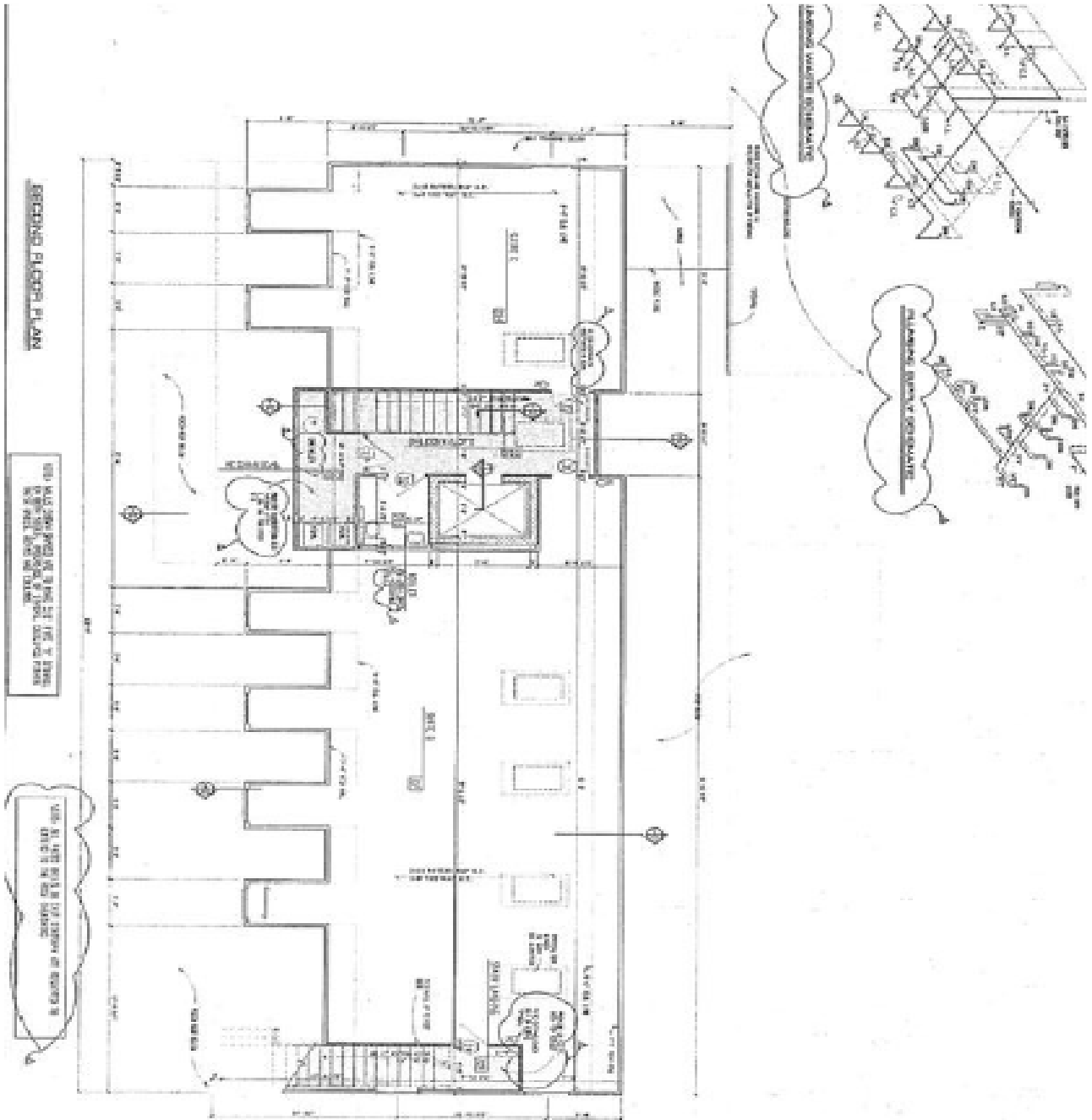


Rest Rooms (5 Total)

First Floor Plan



Second Floor Plan



Auction

183 Heritage Drive, Crystal lake, IL 60014

This property is located within a business condominium site, surrounded by extensive retail businesses including food, grocery, automotive and shopping centers in downtown Crystal Lake.

Directions: West on Route 14 to Crystal Point Dr. (between Chase Bank and McDonald's). South Heritage Dr., West.



AUCTION DETAILS

- Online Auction Bidding Starts at 11 AM CST Wednesday, April 22, 2020 and ends Friday, April 24, 2020, 11 AM CST
- New Suggested Opening Bid: \$399,000 (Reduced from \$499,000)
- Buyer's Premium: 6% (\$40,000 minimum applies)
- Cooperating Broker's Commission: 2% of Bid Price
- Pre-Auction Bids Highly Encouraged!

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