



COLWEN BROTHERS, LTD.



- ±11,000 Premium office building
- ADA Compliant
- Multiple suits
- B-2 Zoning
- Energy efficient lighting
- Ample parking

Lot Size: .25 acre

Location: 183 Heritage Dr Crystal Lake, IL

FOR SALE

\$1.2M

Contact Us:

 224-623-5766

 AdminCL@CerebrumIL.Com

About The Building

This office property has undergone extensive renovations, featuring premium interior materials, updated infrastructure, and high-end finishes throughout. The upgrades include modernized common areas, enhanced energy efficient lighting and high-quality flooring—making it ideal for a professional services firm, medical office, or multi-tenant investment property.





**COLWEN
BROTHERS, LTD.**

**hello &
welcome.**

- ±6,200 square feet of recently updated office space
- ±5,000 square feet of potential development space
- Two front entrances
- 10+ exam rooms plumbed for water supply and drainage

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More...

Strategically located in the heart of Crystal Lake's commercial district, this property offers convenient access to major highways, retail centers, and public transit, while also providing ample on-site parking and strong visibility. This property represents a compelling opportunity for buyers seeking a premium, move-in ready asset in a growing and well-established business community. We invite you to explore the potential of this exceptional offering.

