

Mayfair
Furniture • Carpet • Flooring

Mayfair Carpet & Furniture

CRYSTAL LAKE
SHOPS HERE !!!

For Sale

AVAILABLE:
34,310 SF

661 S. Main Street
Crystal Lake, IL

BUILDING SIZE: **34,310 SF**

LAND AREA: **2.1 ACRES**

OFFICE: **1,000 SF (MOSTLY 2ND FLOOR)**

CONSTRUCTION: **MASONRY AND METAL**

YEAR BUILT: **1983**

PARKING: **53**

POWER: **800 AMP/3-PHASE**

SPRINKLERED: **YES**

WATER/SEWER: **MUNICIPAL**

LOADING: **1 DOCK & 1 DID (10' X 10')**

CEILING HEIGHT: **SHOWROOM: 13'-18'**
WAREHOUSE: 18'-23'

HVAC: **SHOWROOM IS FULLY CLIMATE
CONTROLLED; WAREHOUSE HAS
GFA HEAT**

ZONING: **B-2
POTENTIAL FOR REZONING TO
INDUSTRIAL/MANUFACTURING
USES**

PIN: **19-09-104-018**

SALE PRICE: **\$2,799,000**



**Free-Standing
Retail
Showroom/
Warehouse**



**High
Ceilings**



**Monument
Signage**



**Showroom
Fully Climate
Controlled**

Presented By:



Kevin Kaplan, CCIM

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Bruce S. Kaplan

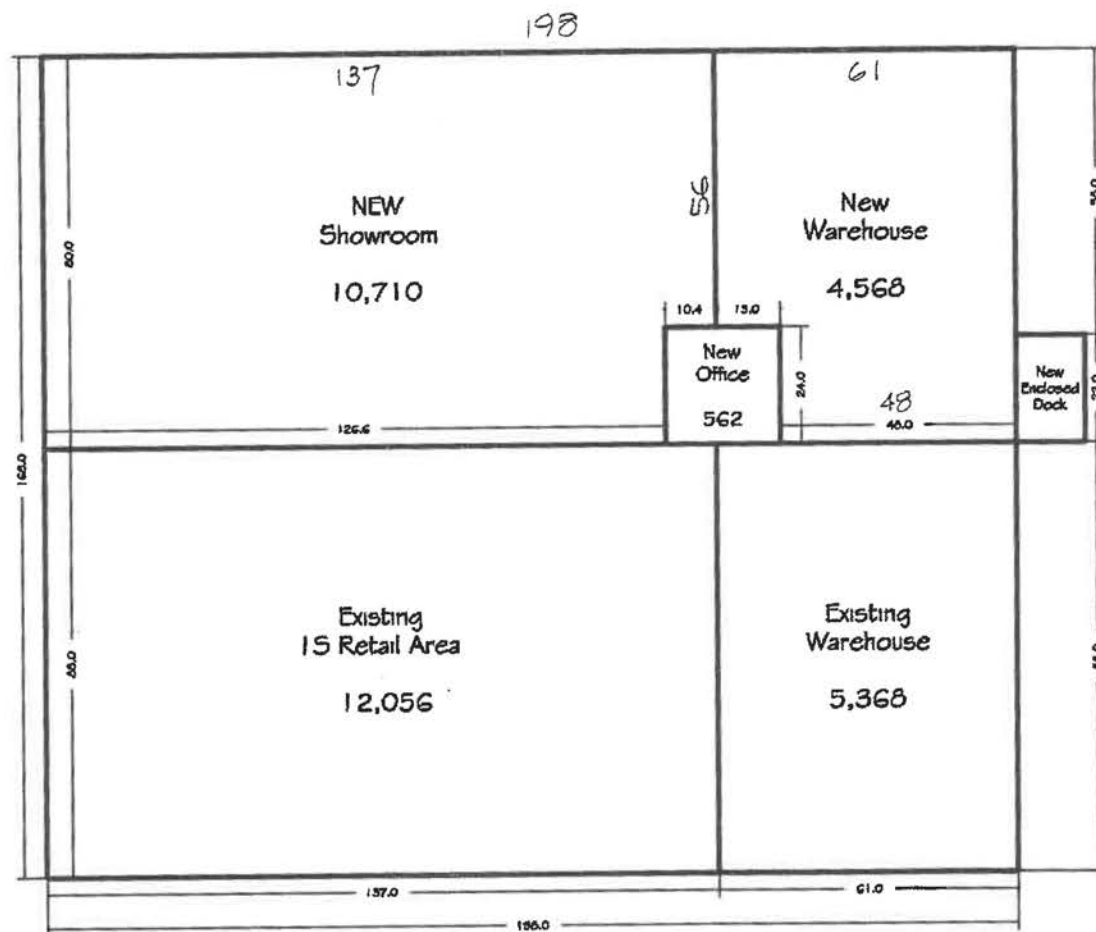
847-507-1759

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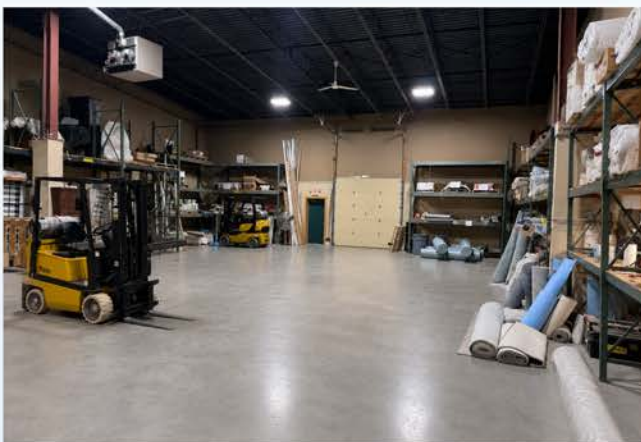


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Floor Plan

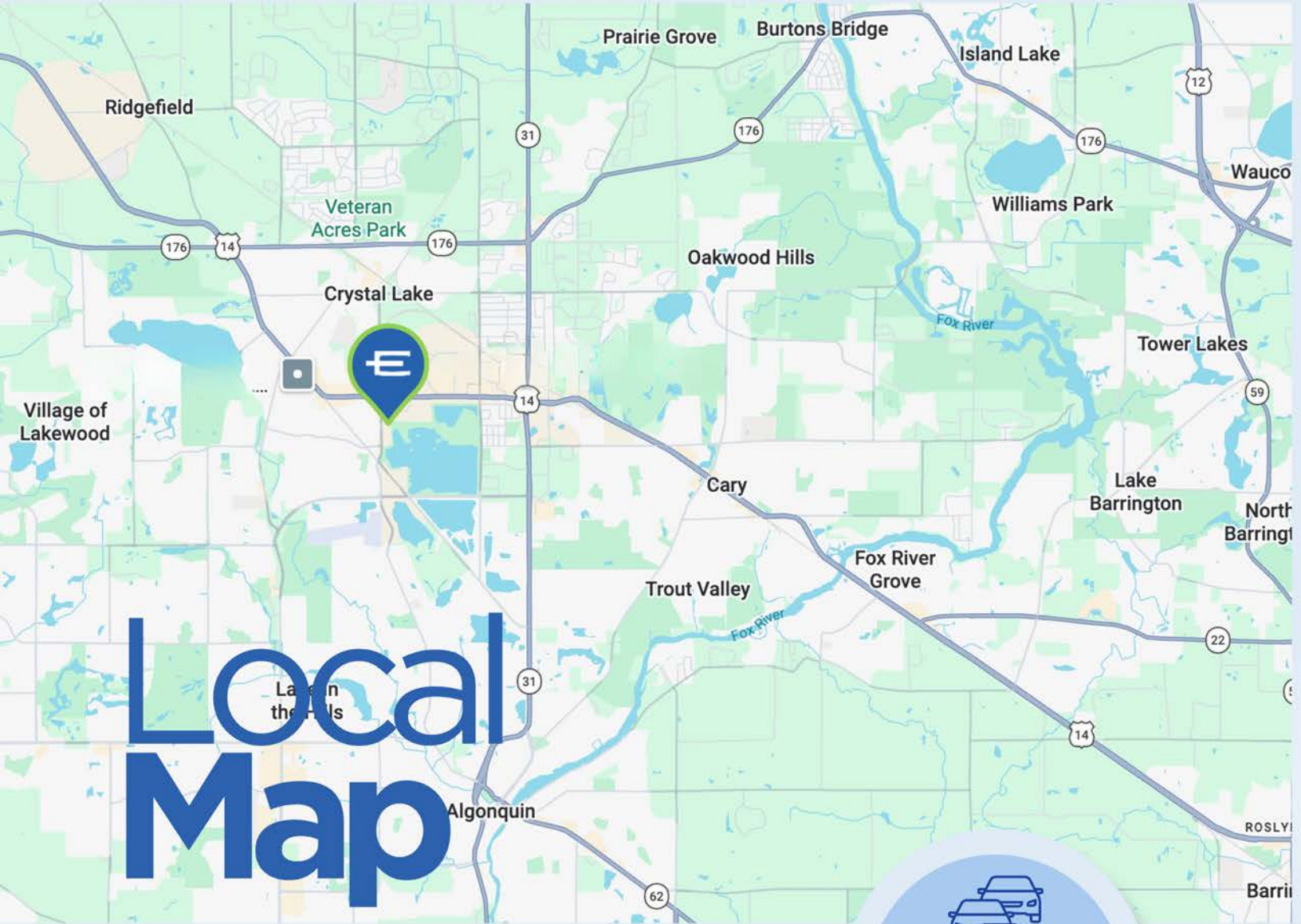


Property Photos



Local Map





Local Map

661 S. Main Street
Crystal Lake, IL

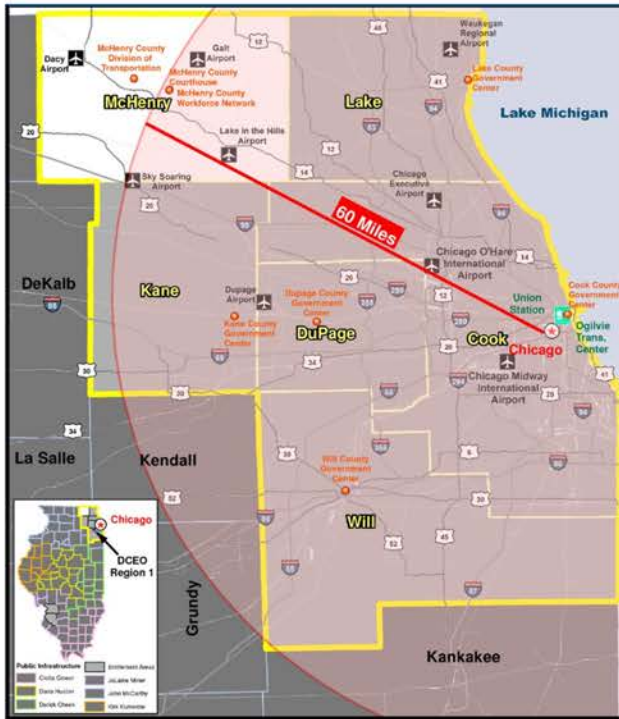
Near Crystal Lake's
Primary Rt. 14
Retail
Corridor


**Significant
Daily
Consumer
Traffic**


**Surrounded
by National
Retailers**



Location



McHenry County

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports - Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.



**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

PREMIER
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