



For Sale

AVAILABLE:
2,560 SF on 1.53 AC
Expandable to 4 AC

890 Cog Circle Crystal Lake, IL

BUILDING SIZE:	2,560 SF WITH FULL BASEMENT
LOT SIZE:	1.53 ACRES EXPANDABLE TO 4 ACRES
YEAR BUILT:	1965
POWER:	200 AMP
WATER/SEWER:	WELL AND SEPTIC MUNICIPAL HOOKUPS NEARBY
HVAC:	GAS HOT WATER BOILER; WINDOW A/C UNITS
PARKING:	25
ZONING:	B2-PUD
PIN:	19-03-378-011
TAXES:	\$18,697 (2024)

SALE PRICE: \$799,000

- Traffic counts: 37,000 VPD on Rt. 31 and 25,800 VPD on Rt. 14
- Perfect for redevelopment or retail type uses
- Located within a bustling retail corridor near intersection of Rt. 14 and Rt. 31
- Nearby businesses include: Portillos, Texas Roadhouse, Chic-fil-A, Noodle and Company, Jameson's Charhouse, Jersey Mike's, Chipotle, Menards, Regal Cinemas 16, EDGE Fitness, U-Haul, Home Depot, Dunkin', Outback Steakhouse, and Casey's.

✓ **Adjacent 2.53 Acres Also Available**

✓ **Located in Bustling Retail Corridor**

✓ **Near Intersection of Rt. 14 & Rt. 31**

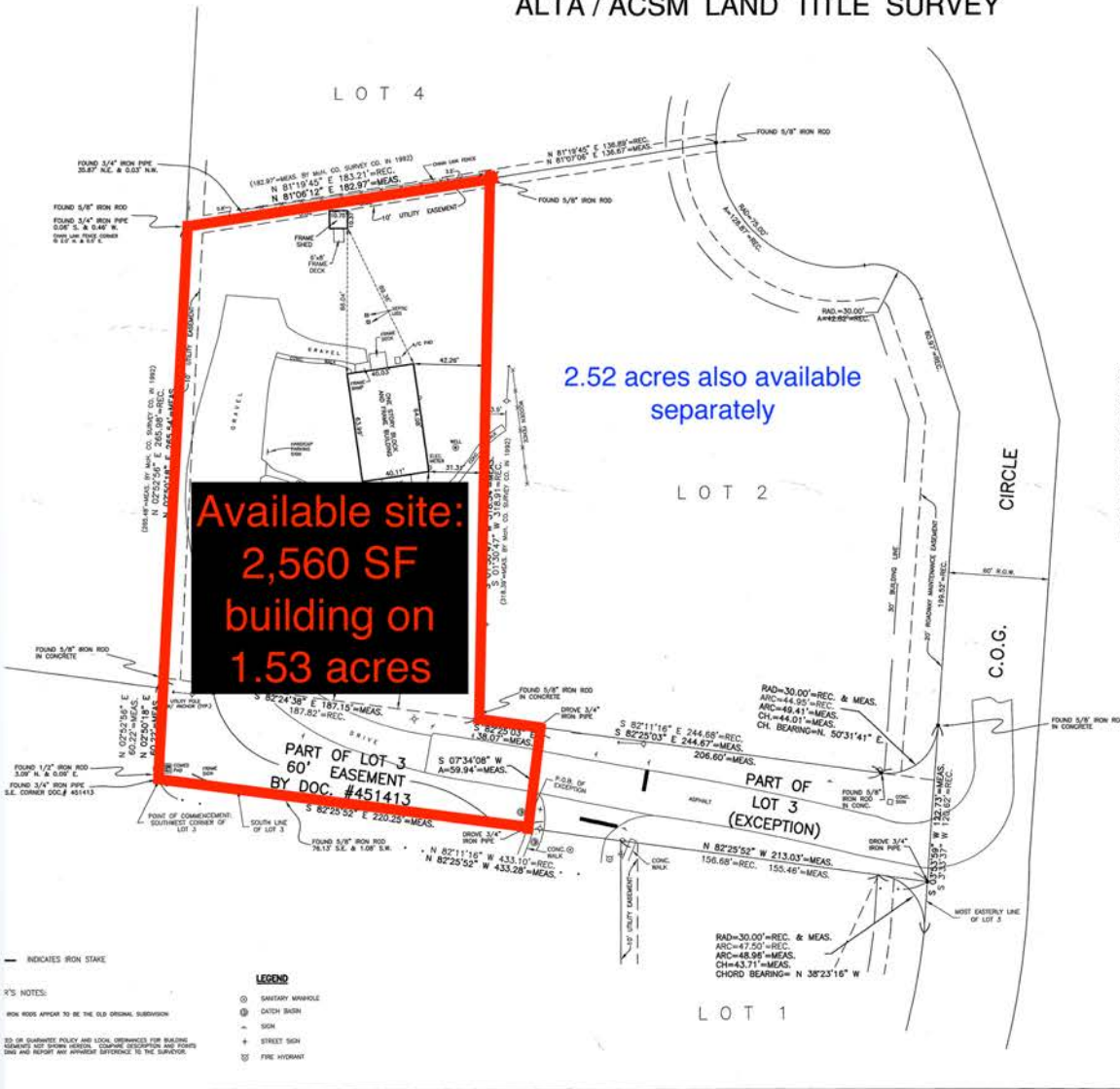
✓ **Perfect for Redevelopment or Retail**

Presented By:

➤ **Kevin Kaplan, CCIM**
309-261-0920
kkaplan@entreccommercial.com

Site Plan

ALTA / ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION

LOT 3 IN C.O.G. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE PLAT THEREOF RECORDED DECEMBER 23, 1977 AS DOCUMENT NO. 718831 COUNTY, ILLINOIS, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER OF SAID LOT 3; THENCE S. 82°25'52" E. ALONG THE SOUTH LINE OF SAID DISTANCE OF 220.25' TO THE POINT OF BEGINNING; THENCE N. 7°34'08" E. FOR A (56.84'); THENCE S. 82°25'03" E. FOR A DISTANCE OF 206.60' TO A POINT OF CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00' AS SAID CURVE IS CONV. SOUTHEAST FOR AN ARC DISTANCE OF 49.41' (CHORD BEARING= N. 50°31'41" E., C. DISTANCE=44.01') TO A POINT ON THE MOST EASTERLY LINE OF SAID LOT 3; THENCE W. ALONG SAID EASTERLY LINE OF LOT 3 FOR A DISTANCE OF 122.73'; THENCE N. OR ALONG A NON-TANGENTIAL CURVE HAVING A RADIUS OF 30.00' AS SAID CURVE IS CONV. THE NORTHEAST FOR AN ARC DISTANCE OF 48.98' (CHORD BEARING= N. 38°23'16" E., DISTANCE=43.71') TO A POINT OF TANGENCY SAID POINT BEING ON THE SOUTH LINE 3; THENCE N. 82°25'52" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 213.03' POINT OF BEGINNING.) ALL CONTAINING 1.5327 ACRES, MORE OR LESS, IN MCHEERY ILLINOIS.

State of Illinois
County of McHenry
To: ASPEN DEVELOPMENT GROUP

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes the following: 1. Title; 2. Easements; 3. Encumbrances; 4. Other matters which may affect the title to the land surveyed. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements which control Land Boundaries for ALTA/ACSM Land Title Surveys."

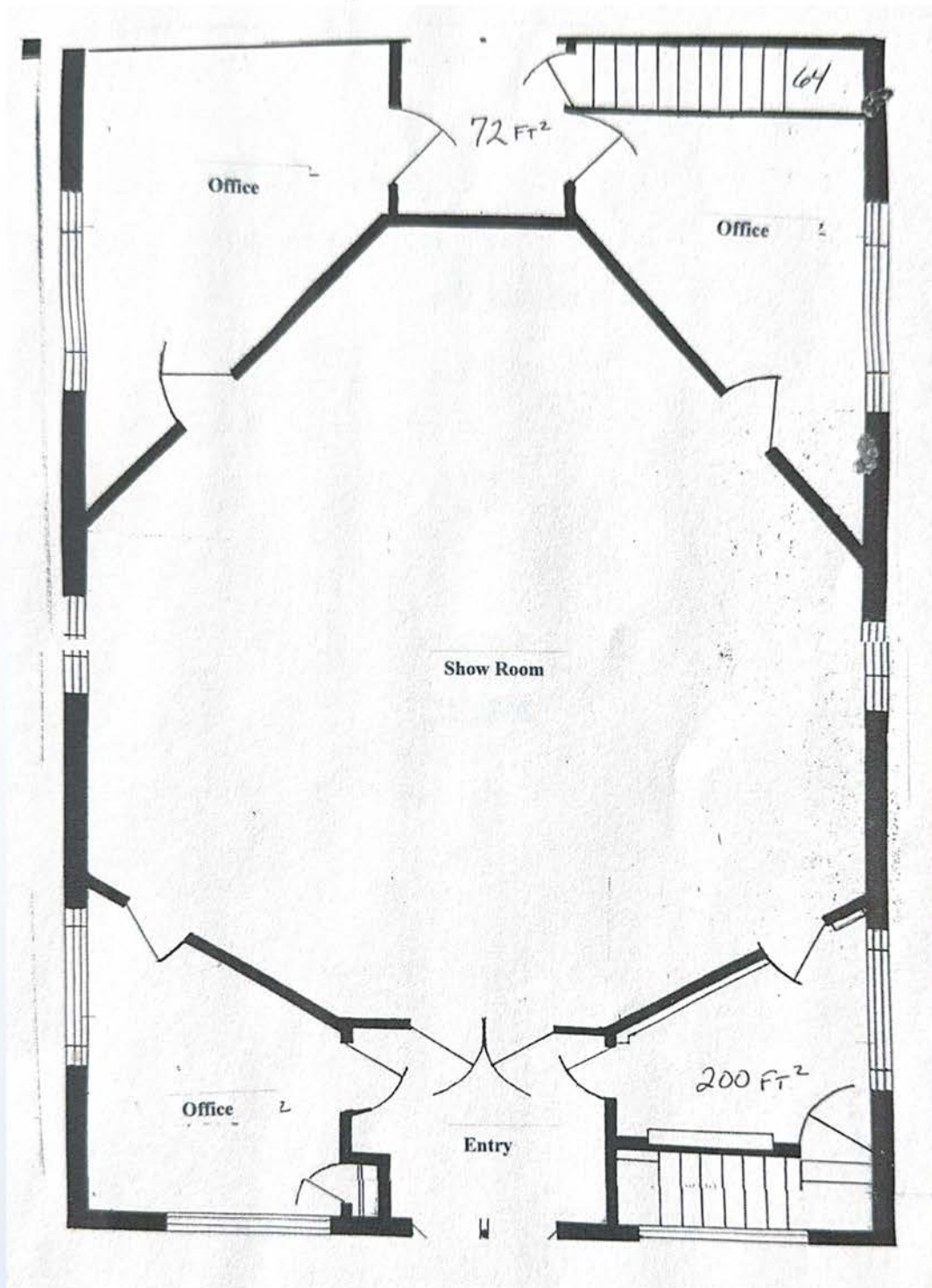
Date: August 8, 2002
Charles A. Mionske
Charles A. Mionske
Illinois Professional Land Surveyor No. 1790
License expires November 30, 2002.

NOTE:
THIS SURVEY IS
MIGHT NOT REPR
... (NOTION OF P)

ALTA / ACSM LAND TITLE SURVEY OF LOT 3 IN		
Charles A. Mionske Inc. SURVEYING / LAND PLANNING 2024 STATE ROUTE 176 CRISTAL LAKE, ILLINOIS 60014 (815)-455-3252	SCALE: 1" = 30'	DATE: 8-7-2002
	PREPARED FOR: TREP KASER	ADDRESS: J. CHALET DRIVE CRISTAL LAKE, IL.
DRAWN BY: WMM	CHECKED BY: CAM	JOB NO. 2002-196-A

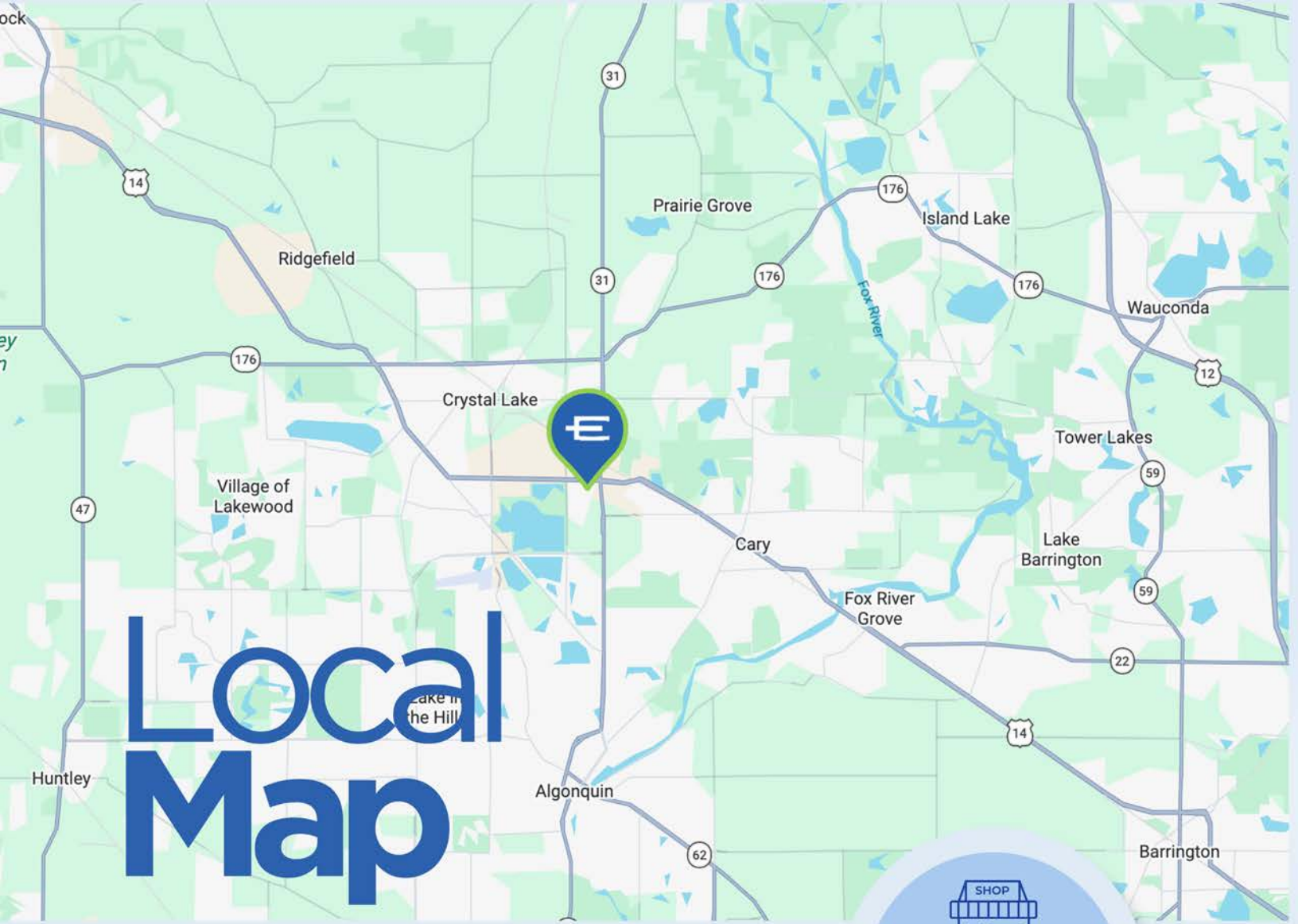
Floor Plan

Building Sketch - First Floor



Property Photos





Local Map

809 Cog Circle
Crystal Lake, IL



37,000 VPD
on Rt. 31 &
25,800 VPD
on Rt. 14



Bustling Retail
Cooridor
Location



Perfect for
Redevelopment





**Exclusively
Presented By:**

ENTRE
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