



## PROPERTY PROFILE

**3.31 ACRES FULLY IMPROVED SITE**

**MITCHELL COURT**

**CRYSTAL LAKE, IL 60014**

### **LOT 7 LAKEVIEW BUSINESS CENTER PHASE II**

<b>Zoning:</b>	<b>M – 1 (Industrial / Office)</b>	
<b>Access:</b>	<b>Mitchell Court</b>	
<b>Available Use:</b>	<b>INDUSTRIAL- OFFICE - SERVICE</b>	
<b>Divisible:</b>	<b>No</b>	
<b>Utilities:</b>	<b>Sewer:</b>	<b>Yes</b>
	<b>Water:</b>	<b>Yes</b>
	<b>Gas:</b>	<b>Yes</b>
	<b>Off Site Retention</b>	
<b>Plat Available:</b>	<b>Yes</b>	
<b>Sale Price:</b>	<b>\$627,200 (\$4.35P.S.F.) reduced 9-22-2021</b>	
<b>Comments:</b>	<b>Site is two blocks from Route 31 Rakow Road intersection and 20 minutes to Randall Road, I-90 intersection. Site is also 1 mile to Crystal Lake commuter train station.</b>	
<b>Contact:</b>	<b>G. Pat Ryan, SIOR, CRA</b>	
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